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

Joint Local Plan Preferred Options Consultation document

February 2018



NEWCASTLE UNDER LYME BOROUGH COUNCIL

City of Stoke-on-Trent

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1.0 INTRODUCTION

1.1 This consultation document is the next stage in the preparation of our Joint Local Plan, which will guide and help to shape the development of the area. This document is the Preferred Options stage of the Joint Local Plan production and aims to build on the Issues and Strategic Options consultations which took place in February/March 2016 and July/August 2017 respectively.

1.2 The Joint Local Plan is a statutory plan for the area and will ensure that long term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The plan's time frame covers 2013 – 2033 and is being produced in consultation with a wide range of stakeholders, statutory consultees and local people.

1.3 The Joint Local Plan sets 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 our natural and historic environment, including landscape.
- Increasing the attraction of the area as a tourist destination and facilitating the development of leisure, arts and cultural assets.

1.4 This Preferred Options document sets out the preferred development strategy and sites with a view to these being included in the draft local plan.

1.5 The diagram set out in Appendix 1 sets out the various stages of plan production and the progress made so far.

1.6 The representations that were received through the previous Strategic Options Consultation have been used to inform the preferred strategy and options in respect of housing and economic growth and the broad locations where development could go. The consultation responses have also been used to further refine the proposed vision and aims and objectives for the Joint Local Plan (See Appendix 2). The revised Joint Local Plan objectives have been subject to a further sustainability appraisal which concluded that the changes have no overall significant effects on sustainability beyond those previously identified during the sustainability appraisal of the Strategic Options.

1.7 The preferred strategy and options are based on a growth scenario aiming to provide a minimum of 199 hectares of employment land and 27,800 houses during 2013-33. This will seek to facilitate the delivery of a range of quality housing and viable employment sites to address key issues around job creation; retaining and attracting an economically active workforce; provision of affordable housing including housing for young families at an affordable price.

1.8 The document also sets out the position regarding the retail centres in the plan area. It is proposed to consider gypsy and traveller requirements in a separate consultation before preparation of the Joint Draft Local

Plan to confirm the methodology and site selection criteria.

1.9 The Preferred Options consultation is an important stage in the plan-making process and you can have your say by taking part in the consultation (see para 13.16).

1.10 At the time of producing the Preferred Options there are three significant factors which could further influence the Joint Local Plan within the plan period, as set out below. Given that at the present time these remain relatively aspirational or have a degree of uncertainty they have been considered but not been taken into account at this stage of the plan production. Should any significant developments occur this will be reviewed during the plan production.

- **HS2** – The Government have proposed to construct a high speed rail link from London to Manchester. At this stage, any potential growth in the wider economy arising from HS2 is not being taken into account in the Joint Local Plan because the Government's consultation proposals in this regard emerged after the start date of this Plan and the associated evidence base. It is however recognised that HS2 will have implications for the plan area in the medium to the long term and these will need to be properly planned for in due course. At this stage it is known that the proposed route for Phase 2a passes through the plan area. A Hybrid Bill has been laid before Parliament, an Environmental Statement published, and areas of land to be safeguarded have been identified. However it is difficult to assess the timescales or implications of HS2 at this time.

- **Constellation Partnership** – this informal partnership of seven Local Authorities (including the two Councils which are responsible for preparing this Joint Local Plan) and the two Local Enterprise Partnerships of Stoke on Trent and Staffordshire and Cheshire and Warrington emerged in the autumn of 2015 in response to the Government's plans for HS2. Its' main objective is to capitalise on the opportunities that HS2 and supporting infrastructure could bring to the area of north Staffordshire and south Cheshire. At this stage the Partnership has identified an ambition to deliver 100,000 new homes and 120,000 new jobs across the wider area by 2040 predicated upon assumptions in relation to transport infrastructure investment. At this point in the Joint Local Plan process whilst these ambitions are acknowledged it would be both premature and inappropriate to respond. That said, it is envisaged that as the plans for HS2 and any associated infrastructure and supporting evidence become apparent it will trigger a partial review of the Joint Local Plan.

- **Government Consultation Planning for the Right Homes in the Right Places** - while the Preferred Options Consultation document was being prepared, the Government published a consultation on its proposed standardised approach to assessing local housing needs. This is proposed to be applied from March 2018 onwards. The standardised approach aims to provide a minimum housing target. However the Government acknowledges that local authorities may put forward proposals that lead to a local housing need above that given by a standardised approach. It is also recognised by Government that this could be as a result of local economic ambition which seeks to grow an area's economy in line with the Government's industrial strategy (see paragraph 2.13).

2.0 PREFERRED DEVELOPMENT STRATEGY AND OPTIONS

Context

2.1 Two of the key aims for the Joint Local Plan to achieve are for the area to become a UK central hub for innovation and investment, and for dynamic and diverse neighbourhoods to be delivered. The Preferred Options document positively plans to meet the needs of Newcastle-under-Lyme and Stoke-on-Trent through identifying the preferred housing and employment sites to deliver and meet local housing and employment needs in a balanced, sustainable and successful way.

2.2 Through the Strategic Options Consultation there were several key themes that emerged that have helped to develop a growth strategy – the need to:

- support the existing urban areas and support ongoing regeneration of the centres and existing brownfield sites;
- support employment growth and providing dwellings in appropriate locations to improve connectivity between employment and residential areas;
- deliver growth in the housing stock to contribute towards meeting the national shortfall;
- respect the natural resources and heritage assets of the area;
- address issues of house prices and affordability in the plan area;
- increase the attraction of the area as a tourist destination and to facilitate the development of leisure, arts and cultural assets.

2.3 Both the 'Issues' and 'Strategic Options' consultation stages recognised that the economy of the area was adversely affected by two significant issues:

- a population that is generally getting older and consequently with fewer people of a working age;
- neither authority has been building enough housing to meet demand over a sustained period over time. This disparity between supply and demand is most marked in Newcastle-under-Lyme.

2.4 The housing undersupply has led to increasing house prices, a problem not sufficiently compensated for by cheaper house prices in Stoke-on-Trent because of the low-wage economy. This has impacted on young peoples' ability to form households with the consequence that fewer people of a working age are living in the area, or moving into the area, and they are likely to continue to move out of the area to work. This situation has constrained employment growth because of the lack of skilled labour force. The outward migration of young people - in particular graduates - has restricted the area's ability to attract investment in jobs, especially high-value jobs in which the area is deficient.

2.5 However, it is apparent that the Employment Land Review considers that the plan area will see strong growth in employment in the future. Indeed the Councils' own economic development strategies are aligned with the Government's Industrial Strategy and the Midlands Engine initiative and aims to deliver transformational change. The SHMA is clear that to achieve this transformational change and help the area to realise its true economic potential we need to:

- attract and retain enough young people to achieve an above-trend growth in the working age population;

- provide sufficient well paid employment opportunities to attract and retain younger households and build enough homes to accommodate the workforce, which are a) at an affordable price and b) of the right type and quality.

2.6 The development strategy set out in the Joint Plan therefore seeks to deliver aspirational yet realistic growth in a responsible and sustainable way. This means that the development strategy is planned, and will deliver growth over the entire plan period from 2013 to 2033 in a comprehensive way so as to avoid ad hoc development. The intention is that sustainability drives the preferred strategy and that wider infrastructure improvements will be achieved by delivering sufficient development which is concentrated and coordinated to:

- deliver a step change in the economy through employment and housing growth
- make the area attractive to inward investment
- support businesses and jobs growth
- provide high quality jobs which local people are sufficiently skilled to access
- attract and secure investment in infrastructure, such as highways and utilities networks
- enhance the sustainability of existing communities nearby
- support young people to access homes at a price they can afford
- retain and attract graduates
- minimise the need to travel by matching housing with employment growth opportunities
- phase development and infrastructure delivery
- enable the planning and design of an area to ensure the efficient use of natural resources and heritage assets, such as sustainable urban drainage, to minimise the impact of the development on the environment.

Preferred Growth Option

2.7 The Strategic Options Consultation document set out four growth scenarios that were being considered for the Joint Local Plan to deliver, as follows:

Table 1 - Strategic Options Growth Scenarios

Growth Scenario	Description	New Houses Required Each Year	New Houses Required 2013-33	Employment Land Required 2013-33 (hectares)	New Jobs per Year
A	Carry forward the existing levels of growth set out in the Core Spatial Strategy	855	17,100	249	N/A
B	Support our natural population growth	1,084	21,680	180	598
C	Supporting our economic growth (OAN)	1,390	27,800	199	869
D	Maximising our economic potential	1,814	36,280	258	1,609

2.8 Scenario A represents a continuation of the Core Spatial Strategy target which is now based on out of date evidence and is therefore unlikely to be compliant with current national planning policy. Scenario B is based on past trends, and whilst it would help to meet needs from natural population growth it won't help to drive economic growth. Scenarios A and B also had lowest levels of support from the responses received during the public consultation on the Strategic Options and will not deliver the step change the Councils are seeking.

2.9 This leaves Scenario C, which would seek to deliver the area's Objectively Assessed Need which includes increased economic growth and housing numbers in a sustainable and realistic way that will address business growth needs and the inherent weaknesses in the housing market.

2.10 A large number of consultation responses (47%) favoured Scenario D, however it must be noted that the vast majority of those responses were received from the development industry. As such they do not necessarily represent a broad consensus of responses from across the plan area.

2.11 As Scenario D would deliver growth which is greater than the Objectively Assessed Need it could be considered likely to meet some of the Tests for Soundness i.e. for being positively prepared and consistent with national policy, but not the remaining two tests of soundness (the effectiveness of the growth scenario - how deliverable the growth would be within the Joint Local Plan timeframe), and whether it is justified by proportionate evidence (the plans for higher economic growth are not yet fully evidenced). Furthermore, regarding the deliverability of Scenario D, it is worth noting that while paragraph 154 of the National Planning Policy Framework requires local plans to be aspirational, it also requires them to be realistic. In the Sustainability Appraisal for this scenario many of the scores for the environmental objectives were identified as negative 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 are mitigated or compensated against. This Scenario would also require substantial incursions into the Green Belt and potentially beyond, in to the open countryside.

2.12 Reference has been made previously to the Government Consultation on "Planning for the right homes in the right places" which sets a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. The proposals include a standard method for calculating local authorities' housing need. Applying the standard methodology in Stoke-on-Trent and Newcastle-under-Lyme indicates an annual need figure of 848 new homes across the Plan area. The Government figure is primarily based upon projections of population growth, but an adjustment has been made to take account of the affordability of homes in Newcastle-under-Lyme. Nevertheless the consultation is clear that local authorities are allowed to plan for growth if local circumstances support the case for doing so. At this stage it is considered appropriate and necessary, to continue to plan for housing growth in accordance with the development needs set out in the Strategic Housing Market Assessment Review 2017, (Scenario C 1,390 homes per annum). This will ensure housing growth is aligned with the area's economic growth potential and critically will seek to address locally specific issues, such as worsening affordability, the back log in affordable housing and balancing the local demographics structure.

2.13 In summary, Growth Scenario D is not likely to represent the most up to date position on deliverable growth in its current form. Growth Scenario C therefore represents the most appropriate growth scenario at present as it is based on proportionate evidence, and therefore considered more realistic, has been positively prepared and is consistent with national planning policy. The sustainability appraisal has highlighted that any potential negative effects associated with this scenario could have more potential for mitigation and the public consultation responses identified a broader consensus of support for this scenario.

2.14 The Strategic Options Consultation document identified that in order to accommodate the levels of growth identified under Growth Scenario C, some adjustment to existing local planning policies and designations are likely to be required.

The preferred option for growth is to deliver the Objectively Assessed Need of 230 hectares of employment land (including 15% buffer) and 27,800 new homes between 2013 and 2033 (1,390 new homes per year) as a minimum across the plan area, with some potential uplift to help to deliver wider economic aspirations, flexibility and choice where they can be demonstrated to be deliverable during the plan period.

Summary of findings from the Sustainability Appraisal

2.15 As this is a high level preferred option, determining the impact on the sustainability objectives is largely dependent on further information about how development will be accommodated, i.e. the location, type and form of development. This Preferred Growth Option does however have major positive effects identified against the objectives to provide housing choice and help meet the housing needs of the whole community and to provide a range of employment land and premises. Most of the comments and mitigation measures identified against the objectives relate to having appropriate planning policies and the selection of sites that will manage development and eliminate or minimise any potential impacts on energy use, air quality, biodiversity and the natural environment, site remediation, flood risk, the historic environment, green space, waste generation and treatment, city and town centres and wider infrastructure such as transport networks, water infrastructure and community services and facilities. These will all need to be addressed as the preferred level of growth is taken forward in the Draft and Final versions of the Joint Local Plan.

Consultation Question 1:
Do you agree with the preferred Growth option for the Joint Local Plan?

Preferred Spatial Option

2.16 This section provides a commentary on the Joint Local Plan Strategy Key Diagram and as such should be read in conjunction with it. It outlines the overall spatial strategy for the entire plan area and the basic spatial principles underpinning the strategy and is in alignment with the preferred growth strategy. Overall the strategy must meet the local needs of Newcastle-under-Lyme and Stoke-on-Trent in ways that protect and sustain the environment. These local needs will require a careful balance of growth, change and restraint.

Strategic Sub Areas

2.17 The physical, social and economic landscape of the plan area is extremely diverse, and presented several different challenges and opportunities. To ensure that the Plan addresses these challenges and opportunities efficiently and comprehensively, the plan area has been divided into five distinct strategic areas:

1. Stoke-on-Trent City Centre and Railway Station
2. Stoke-on-Trent Urban Area
3. Newcastle-under-Lyme and Kidsgrove Urban Area
4. Newcastle-under-Lyme Western Urban Extensions
5. Newcastle Rural Area

2.18 These sub areas are shown on Plan 1 and form the geographical extent of the area spatial strategies that follow. The identification and definition of these sub-areas is based upon an analysis of the distinctive social, economic and environmental characteristics of the plan area and the geographical focus of regeneration/investment strategies.

2.19 Overall the strategy is based on the strategic principles of regeneration, encouraging development on brownfield land and supporting the existing urban areas. This way we can ensure employment and housing growth is intrinsically linked whilst also ensuring that the rural area can grow in a manner which supports the principles of sustainability. The strategy is balanced and proportionate but will also deliver a step change in the economy.

2.20 Stoke-on-Trent is divided into two strategic areas. The first, Stoke-on-Trent City Centre and Railway Station, lies in the centre of the area and encompasses the ward areas of Etruria & Hanley; Joiners Square; Hanley Park & Shelton and Birches Head & Central Forest Park. This is a priority area for housing, retail, leisure and office growth and as such it is appropriate to ensure a minimum level of development is identified for delivery within this area. This is set out in more detail in Section 3.

2.21 The rest of Stoke-on-Trent Urban area, excluding the Green Belt, is important in its role of providing distinct urban communities and neighbourhoods around a hierarchy of larger and smaller town centres, local centres and neighbourhood facilities. It is considered important that the urban area is characterised by its distinctive and unique areas and therefore Section 10 identifies the character areas that this area is split into. However for the purpose of the preferred strategy this is one strategic area and the rest of the development growth (excluding that appointed to the City Centre and surrounding area) will be appointed to the whole of the area.

2.22 Newcastle is divided into three sub areas:

- Newcastle-under-Lyme and Kidsgrove Urban Area based on the existing urban neighbourhoods, which seeks to maximise new development opportunities close to existing settlements, established employment sites and significant road and rail transport infrastructure.
- Newcastle-under-Lyme Western Urban Extensions, where significant new development is proposed on the outskirts of the existing urban area, to help make a step change in the local economy and contributing to the delivery of housing and a sustainable pattern of development.
- Newcastle rural area, where a small level of development is proposed, largely made up of existing commitments (75%), which will contribute to meeting local needs and the needs of the Borough as a whole.

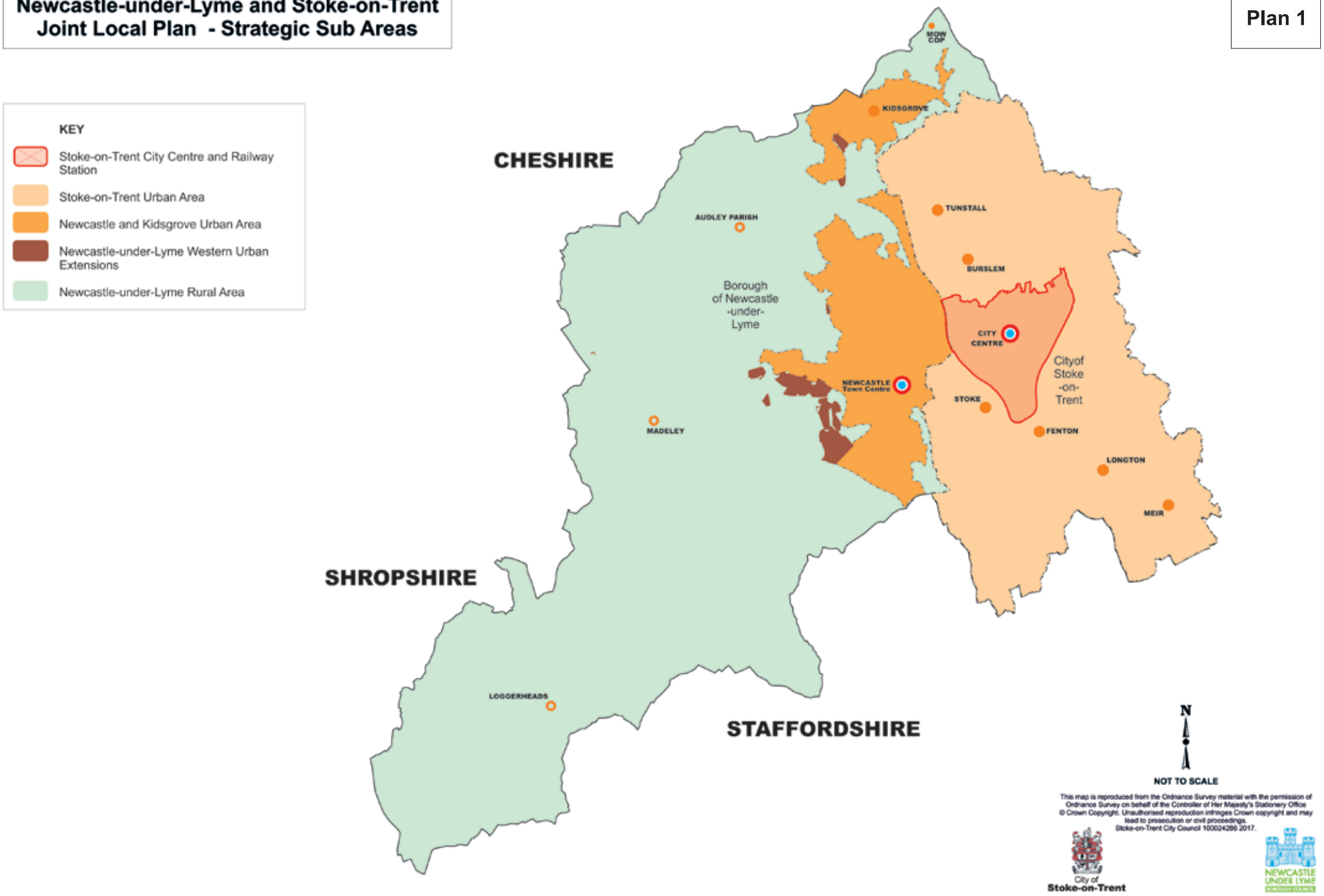
Summary of findings from the Sustainability Appraisal

2.23 All of the potential effects were identified as being dependent on implementation. This is a result of the preferred option being focused on setting out the principle of applying five different strategic sub-areas within the Joint Local Plan, rather than providing detailed information about how policies and proposals will be applied through this approach at this stage. The sustainability appraisal for the Draft Local Plan will be able to provide a more thorough analysis of the potential effects of different aspects of this approach.

Consultation Question 2:
Do you agree with the preferred strategic spatial option for the Joint Local Plan?

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan - Strategic Sub Areas

Plan 1



Preferred Spatial Distribution of Employment

Background

2.24 A priority of the Joint Local Plan is to plan positively for balanced growth to meet the development needs of Newcastle-under-Lyme and Stoke-on-Trent through a sustainable growth strategy which supports the preferred vision and aims of Newcastle-under-Lyme and Stoke-on-Trent being an innovative hub for investment and their continuation as great places to live, learn and work.

2.25 Stoke-on-Trent and Newcastle-under-Lyme have a Gross Value Added (GVA) per head output that is significantly below the national average. The joint SHMA (2015, updated 2017) identified that historically, both areas have seen a net outmigration of young people and graduates in search of better job prospects elsewhere, a trend that both Councils want to reverse. This is reflected in the proposed objectives of the Joint Local Plan which seek to reduce net outward migration, support and boost business growth, prioritise job growth and diversify the employment base. This approach will help to bring not just more jobs, but also more secure, better-quality and better-paid jobs to the area, and jobs which have better prospects for career progression.

2.26 The Issues Consultation document identified that in recent years traditional heavy industries in the plan area have given way to more modern types of industry, such as advanced manufacturing, service industries, research and development, storage and distribution and high technology industries. This transition has left a legacy of large-scale former industrial sites within Stoke-on-Trent's urban area which have the potential to accommodate future economic development to cater for these new industries. In contrast employment growth in Newcastle-under-Lyme is constrained due to the lack of suitable land supply in the urban area.

Preferred Employment Growth Strategy

2.27 Coupled with the preferred strategy for housing our objective is to provide for 17,372 new jobs (7,613 in Newcastle-under-Lyme and 9,759 in Stoke-on-Trent), of which 6,654 (4,437 in Newcastle-under-Lyme and 2,217 in Stoke-on-Trent) are in 'B Class' sectors, (identified under the Use Classes Order 2016 as offices, research & development, large manufacturing, light industrial and storage and distribution uses). Outside of 'B Class' jobs there is also a large projected growth in public services (including schools and hospitals), construction, accommodation, food services and recreation, and professional services.

2.28 Accommodating this level of 'B Class' growth will require a minimum of 199 hectares of new employment land across the plan area by 2033. This is derived from an identified need of 68 hectares in Newcastle-under-Lyme and 131 hectares in Stoke-on-Trent. As the preferred employment land supply set out below identifies, most of this growth can be accommodated on business parks, industrial estates and stand-alone sites.

2.29 By providing sufficient land for employment development, the Joint Local Plan plays the primary role in meeting the projected growth in 'B Class' jobs. Delivery of this level of growth is also dependent on a range of interventions from other partners, including (amongst others) landowners, Central Government and the Stoke-on-Trent and Staffordshire LEP. Wider interventions that can be delivered by partners include promoting greater entrepreneurialism, business support, improving skills and training, improved road, rail and IT infrastructure and the better marketing of the area for inward investment.

2.30 To achieve the ambition for growth, it is essential that the preferred strategies for housing and employment development are closely aligned. Ensuring people have access to a good quality housing offer which provides a range of choice, and is located close to their place of work within the plan area therefore underpins the preferred growth strategy. The close alignment of housing and employment growth will mitigate

the risk of local employers being unable to recruit appropriately qualified and skilled people, which in turn has the potential to constrain economic growth and limit the jobs available.

2.31 The key elements of the preferred strategy for employment growth include:

- providing an attractive range and choice of new employment land, which meets the needs of modern manufacturing, warehousing and distribution companies
- maximising the opportunity arising from the designation of the Ceramic Valley Enterprise Zone
- strengthening the role of our two universities as local centres of excellence in research and development as well as in teaching, providing for their growth ambitions and for the growth and development of associated businesses such as those technology clusters which are established at Keele Science and Innovation Park, and
- strengthening the appeal and 'offer' of our City and Town Centres, for office development, alongside other employment generating uses such as retail and leisure.

Preferred Employment Land Supply

2.32 Both Councils have been reviewing employment land monitoring information from 2013 to 2017 and the evidence provided by the Employment Land Review (2015) to determine how much land could be delivered for employment development in order to support the provision of more and better quality jobs. The total potential employment land supply is summarised in the table below.

Table 2 – Employment Land Supply

	Hectares of Employment Land		
	Newcastle -under-Lyme	**Stoke-on-Trent**	**Joint Local Plan area**
New employment land developed between 2013 and 2017	4	37	41
Vacant land with planning approval for new employment development at 1 April 2017	29	87	116
Other land from the Employment Land Review (2015) which is considered to be suitable and could be allocated for employ-ment development:	30	43	73
Total Potential Employment Land Supply:	**63**	**167**	**230**

2.33 The table shows that the employment land requirement of a minimum of 199 hectares up to 2033, identified under the Objectively Assessed Need can not only be met but can be exceeded across the plan area (see Appendix 2 for list of sites). However, the land supply within each local authority presents contrasting situations. Newcastle-under-Lyme experiences a shortfall of 5.5 hectares against its identified need of 68 hectares, whilst Stoke-on-Trent benefits from a surplus of 36 hectares, against its identified need of 131 hectares. These individual differences have to be considered in the context of not only meeting the need for employment land across the Functional Economic Market Area (FEMA), which is the same as the Joint Local Plan area, but also the requirement of national planning policy for local planning authorities to plan positively to meet their own development needs.

Stoke-on-Trent

2.34 In Stoke-on-Trent 89% of this employment land supply comprises of previously developed land. The preferred sites are all located in Strategic Sub-Areas 1 and 2 and are concentrated close to the City and Town Centres and around major transport corridors (that is the A50 and A500 and the Manchester-Stafford and Crewe-Derby railway lines). The Ceramic Valley Enterprise Zone covers a large proportion of this employment land supply, from Cliffe Vale and Etruria Valley in the centre of the conurbation to Chatterley Valley and Tunstall in the north.

2.35 The updated monitoring evidence identifies that Stoke-on-Trent is experiencing a marked improvement in the take-up of employment land in recent years and this is now at a level that is comparable to longer-term trends.

Newcastle-under-Lyme

2.36 Newcastle-under-Lyme's supply is made up of a few large sites, including Chatterley Valley and Keele Science and Innovation Park; along with a number of small sites, often comprising of small undeveloped areas amongst established well-developed employment sites. Keele and Staffordshire Universities are major economic drivers and provide hubs for education, research and development. The science and innovation park at Keele provides collaborative links to the University. The continuation of the success of Keele University as a centre of excellence is a vital part of the growth strategy and delivery of the Joint Local Plan's vision to be a hub for investment

2.37 Newcastle-under-Lyme monitoring evidence shows that completions are comparable to trends in recent years but over a longer term trend completions were larger. This would indicate that within Newcastle-under-Lyme the supply of good quality employment sites is now constrained.

2.38 A major factor in Newcastle-under-Lyme's constrained brownfield employment land supply is due to the Council successfully pursuing a strategy of urban regeneration over the last 40 years. This strategy has delivered successful sites such as Parkhouse, Lymedale, and part of Chatterley Valley for employment purposes; along with sites for open space such as Apedale Country Park. This diminishing supply, exacerbated in recent years with the loss of sites to housing, has drained the supply of employment land and resulted with the limited the range of sites now available. In addition the provision of new sites is constrained by Green Belt.

Stoke-on-Trent and Newcastle-under-Lyme

2.39 The preferred employment land supply of 230 hectares identified in the table above represents a 15% buffer above the minimum 199 hectare requirement identified within the objective assessment of needs and will enable the Plan to deliver balanced growth across the area. This buffer will provide the choice and flexibility of employment land, to account for future losses of existing employment sites and in case some of the identified site supply is not brought forward for employment development.

2.40 The preferred option for locating this growth is to utilise the identified land supply to deliver employment development that is located:

- in close proximity to the strategic road and rail network (M6, A34, A50, A500 and the West Coast Mainline) to facilitate inward investment
- close to residential communities to reduce the need to travel and to ensure that business has ready access to a potential workforce

- where it would appeal to the market, providing viable sites with easy access in attractive surroundings, and
- where it takes advantage of North Staffordshire's location, major economic drivers such as Keele University and the Ceramic Valley Enterprise Zone and an improving City Centre.

2.41 This accords with Broad Location Options 2, 4 and 6 that were presented within the Strategic Options Consultation document and it reflects the existing pattern of development that is described earlier in this chapter.

2.42 The councils will continue to develop the evidence work on the employment land supply to ensure that the allocations made in the Draft and Final versions of the Joint Local Plan are the most appropriate, and make efficient and effective use of our employment land supply.

2.43 A plan of the committed and preferred employment sites is shown on Plan 2. Further information about the sites included in the potential supply of employment land is detailed in a supporting employment land technical paper.

Summary of findings from the Sustainability Appraisal

2.44 Most of the potential effects are dependent on implementation as the impacts of the preferred employment land supply will depend on the scale and types of uses that will be accommodated on each site and how the development of these sites will be managed through planning policy. There were potential positive effects identified against objectives to regenerate degraded environments, increasing life expectancy and the health and mental well-being and the provision of a range of community facilities. A major positive effect was identified against the objective to provide a range of employment land and premises. The employment land supply should be balanced with housing growth which also has economic benefits (through construction and the operation of the housing market). There may be potential pressures on the transport network arising from this land supply and this should be mitigated through transport infrastructure improvements, particularly at major interchanges and hubs.

Consultation Question 3:
Do you agree with the preferred option of delivering an employment land supply of 230 hectares (2013-33) in order to provide quality, choice and flexibility?

Flagship employment projects

2.45 Key strategic sites within the preferred employment land supply that have a major role in delivering growth are described in more detail below.

Ceramic Valley Enterprise Zone

2.46 The Ceramic Valley was designated by the Government as an Enterprise Zone in November 2015. The designation straddles Stoke-on-Trent and Newcastle-under-Lyme and capitalises on the plan area's research expertise, skills, supply chains and connectivity to national and international markets, via the A500 and M6. It is focused on unlocking the development potential of six key sites located close to the A500, mainly for ceramic technology industries. The development of these sites will be facilitated through measures such as investment in infrastructure and site remediation and relief of business rates. This will ensure that the sites can be made shovel-ready for new build development. Stoke-on-Trent is the natural hub for this industry, and the rapid growth of a Ceramic Valley would enable the UK to compete with the growing technical ceramics sectors in the

USA, Germany and Italy. The Enterprise Zone therefore seeks to accelerate the diversification of the area's key industry from pottery to technical ceramics.

2.47 The development of sites within the Enterprise Zone will support a wide range of light industry, office, general manufacturing and warehouse/distribution uses, with a particular focus on advanced ceramics, automotive supply chain, energy and power generation, logistics and business and professional service industries. Collectively, these sites comprise of 140 hectares of available employment land, forming the single largest contribution to the overall employment land supply that the Joint Local Plan can deliver. Specific planning policies that will support the delivery of sites in the Enterprise Zone will be presented in the Draft Local Plan.

Keele Science Park

2.48 Keele University is one of the UK's top ranked universities and, together with its Science and Innovation Park, is a key driver of the North Staffordshire economy. Overall the university currently contributes £125 million per year into the local economy and supports around 3,400 FTE jobs in Stoke-on-Trent and Newcastle (source: Regeneris Consulting). In a relatively low waged economy such as North Staffordshire, the calibre of jobs supported by Keele University and Science Park is extremely important for the area's economic prosperity. Helping it to grow and thrive will be critical to the future success and long-term sustainability of the area, ensuring that the sub-regional economy is fit for a future which will be typified by rapid technological change.

2.49 Furthermore Keele presents a location-specific opportunity to target knowledge-economy/research and development-based businesses, through the expansion of the existing Science and Innovation Park. This will enable existing firms based in the Park's Innovation Centres to expand and also to accommodate new or incoming high-tech companies to the area, with the potential to significantly increase job numbers, job quality and job choice. However, further growth at Keele is constrained by the Green Belt. The Joint Local Plan presents an opportunity to address this and we are therefore proposing a further 12.5 ha of employment land to the East of the current science and innovation park to provide for its extension.

Quality of Employment Land

2.50 The tables below provide a greater breakdown of the employment land supply in both areas by the different types of use, from small industrial units and workshops (B1b/c) to large factories (B2) and distribution warehouses (B8). For committed sites, the breakdown of the overall site area has been applied in accordance with the approved plans for each site. For the preferred employment sites the Employment Land Review (2015) recommendations for the use classes to be accommodated on each site have been applied.

Table 3 – Committed Employment Land (Hectares)

	B1a	B1b	B1c	B2	B8	Total:
Stoke-on-Trent	1.91	0.19	13.45	16.59	55.26	87.41
Newcastle-under-Lyme	3.42	2.25	3.35	5.65	13.92	28.59
Total	5.33	2.44	16.8	22.24	69.18	116
Percentage	4.5%	2%	14.5%	19%	60%	100%

Table 4 – Preferred Employment Land (Hectares)

	B1a	B1b	B1c	B2	B8	Total:
Stoke-on-Trent	1.54	4.38	17.9	9.56	9.43	42.81
Newcastle-under-Lyme	0.74	25.44	0.74	1.51	1.51	29.94
Total	2.28	29.82	18.64	11.07	10.94	72.75
Percentage	3%	41%	26%	15%	15%	100%

2.51 The tables above show that the greatest proportion of committed employment land (i.e. has planning permission) is for B8 (warehousing and distribution) uses, followed by B2 (general industrial) and B1c (light industrial) uses. The greatest proportion of the preferred employment sites (i.e. new sites) are recommended for B1b (research and development) use, followed by B1c (light industrial) then B2 (general industrial) and B8 (warehousing and distribution) uses.

2.52 The Employment Land Review recommends that an appropriate split of the employment requirement is 25% B1a/B1b and 75% B1c/B2/B8. The tables above indicate that the proportion of the total land supply that is committed or recommended for B1a or B1b use is 21%, and the proportion that is committed or recommended for B1c/B2/B8 use is 79%. This preferred employment land supply is therefore in close alignment with the recommended approach set out within the Employment Land Review.

2.53 The larger proportion of land preferred for B1b uses reflects the ambition to drive the knowledge based economy with more employment in technology and innovation. Making provision for more knowledge-based businesses will provide high quality and well-paid jobs. This is essential to retain the growing graduate population and the need to attract more young people to move into the area in order to provide a future workforce and address the issue of affordability of house prices created by the low-wage economy.

Summary of findings from the Sustainability Appraisal

2.54 As with the overall employment land supply, the potential effects of this preferred option were identified as dependent on implementation. There were more neutral effects identified for this preferred option, particularly against objectives that were location specific, for example the objectives related to enhancing centres, regenerating degraded environments and reducing development within locations at risk of flooding. This reflects that this preferred option relates to the type of employment land and premises proposed, rather than their location which was covered in the previous preferred option. Potential positive effects were identified for objectives related to improved health and mental well-being and the provision of a more equitable society. There was a major potential positive effect identified for providing a range of employment land and premises. There were no significant potential negative effects identified against any of the objectives for this preferred option. Mitigation measures identified to improve the sustainability of this preferred option included aiming to provide jobs suitable for lower income and skilled groups, as well as higher paid and skilled jobs and the increased focus on Research & Development.

Consultation Question 4:
Do you agree with the preferred option of aiming to achieve the Employment Land Review (2015) recommendations for 25% of the employment land supply to be used for B1a/b uses and 75% for B1c/B2/B8 uses?

Rural Employment

2.55 Evidence in the Employment Land Review suggests that the rural economic sectors forecast to incur the largest employment losses include: agriculture; forestry; and mineral working, together with related businesses. The Joint Local Plan can attempt to arrest the social and economic decline that is likely to arise from such job losses by planning for new employment to replace future job losses. It is considered that the most appropriate way to do this is to plan for small-scale employment opportunities and to support rural diversification of uses that are subsidiary to the original use. This does not therefore require large site allocations.

2.56 The Employment Land Review states that there is very limited rural business space of any size or volume in the plan area. This suggests that small firms looking for rural business space gravitate towards Shropshire, Stafford, or Staffordshire Moorlands. It is considered that rural diversification, including reusing existing vacant buildings, as opposed to specific site allocations is the most effective way of encouraging new jobs and fostering a living landscape.

2.57 However, the opportunity is still available to neighbourhood planning groups in the rural area to propose allocating sites for employment uses if this can be supported by evidence that this will lead to a sustainable pattern of development.

2.58 The preferred approach to addressing specific rural industry losses is to prepare a criteria-based policy, which does not allocate land, but takes a positive approach towards rural enterprise. This would continue the approach towards rural employment set out in the Core Spatial Strategy.

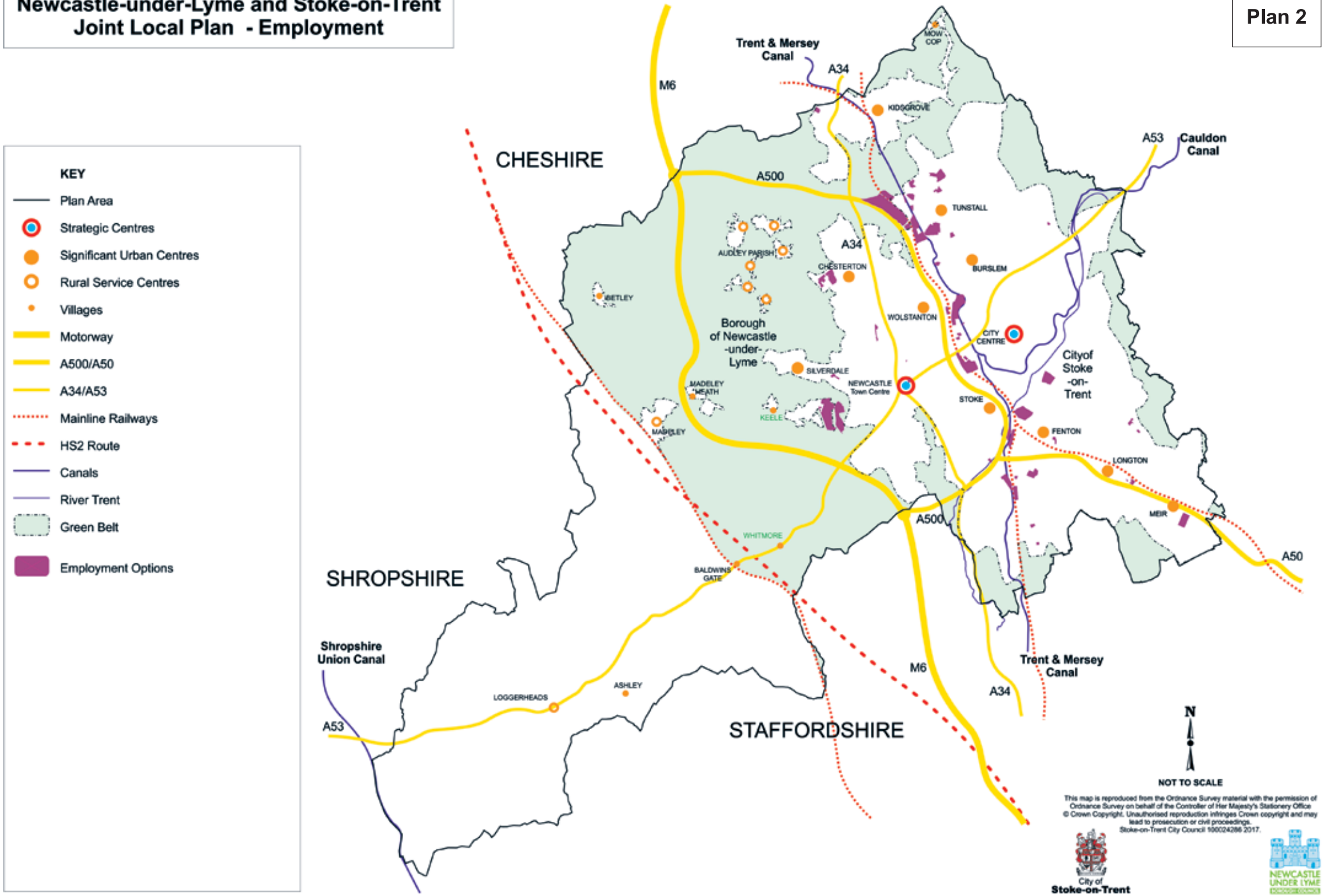
Summary of findings from the Sustainability Appraisal

2.59 Most of the potential effects identified are dependent on implementation as the potential effect will be determined by the content of the proposed planning policy. In particular, this will need to have regard to conserving, enhancing and promoting interest in the local distinctiveness and the historic environment, strengthening the quality of the landscape, ensuring the provision of associated shopping and commercial services and protecting and enhancing the vitality and viability of village centres. The potential effect against the objective to provide a range of employment land and premises was also dependent on implementation rather than being a potentially positive effect, as the preferred option is to develop a criteria based policy to promote development proposals rather than to identify specific sites and premises. A potential positive effect identified against this objective is again dependent on the content of that criteria based policy.

Consultation Question 5:
Do you agree with the preferred approach to promote new rural employment and enterprise through criteria based policy?

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan - Employment

Plan 2



Preferred Spatial Distribution of Housing

Background

2.60 The development strategy set out in the Joint Local Plan seeks to deliver aspirational, yet realistic growth in a responsible and sustainable way. This means that the development strategy will be coherent, planned, and will deliver growth over the entire plan period from 2013 to 2033 in a comprehensive and structured way, delivering enough housing of the right type and mix, and in locations to meet the area's needs. The preferred growth scenario having considered the Joint Local Plan evidence base, including representations received at the Issues and Strategic Options consultation stages, is to deliver the Objectively Assessed Need of 27,800 homes in the period 2013 to 2033.

2.61 As mentioned in the preferred employment option section of this document, it is the priority of the Joint Local Plan to plan positively for balanced growth to meet the development needs of Newcastle-under-Lyme and Stoke-on-Trent through a sustainable growth strategy. In order to achieve balanced growth the employment and housing sections of this document are closely aligned, particularly as the provision of land for housing and employment is key to support the vision and aim of the area to develop its position as an innovation hub for investment and build upon its reputation as a great place to live, learn and work.

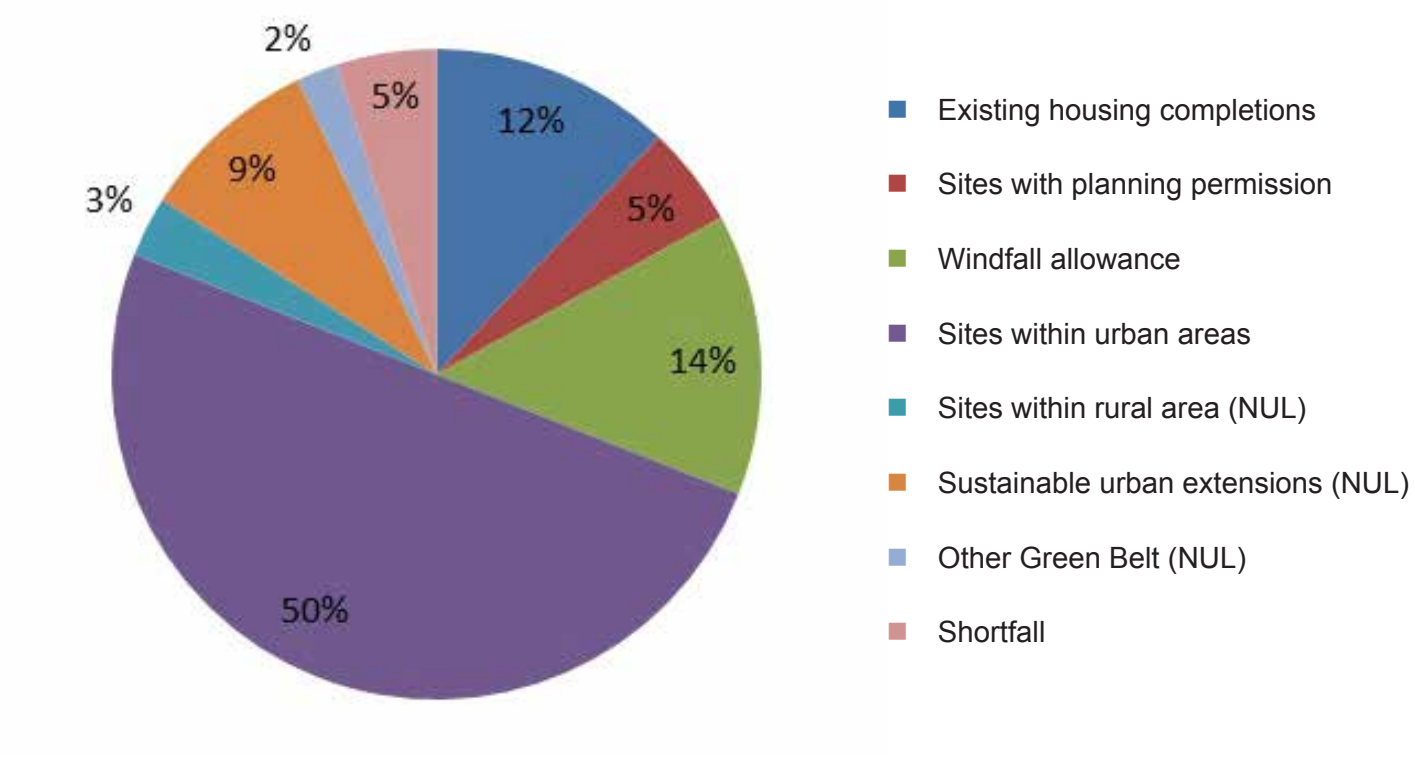
2.62 Past development strategies have resulted in prolonged periods in which economic growth has been constrained. A major contributing factor to this has been an under supply of housing, particularly in Newcastle-under-Lyme, which has led to worsening affordability and in turn resulted in increased difficulty for young people to form households. This issue also has implications when it comes to the retention of the area's graduate population. The outward migration of young people and particularly graduates has restricted the area's ability to attract investment in jobs, especially high value jobs for which the area is deficient.

2.63 The Employment Land Review (2015) forecasts strong growth in employment across the Joint Local Plan area. However, in order to fulfil the area's economic potential, housing growth, in excess of that which is required to support natural population growth, is necessary to retain and attract more people of working age to address an imbalance in the area's demographic structure and, in doing so, form a locally available workforce that can assist with securing inward investment and raise aspirations through access to housing and employment opportunities.

2.64 The Joint Local Plan Strategic Options consultation that preceded this document set out options to accommodate development needs. From the Strategic Options consultation it became clear that Options 1-4 were unable to provide enough capacity to accommodate the area's development needs, according to the SHMA Review (2017). A preferred spatial strategy has since been developed which represents a hybrid of Strategic Spatial Options 4 and 6. This seeks to maximise development within the wider urban areas, whilst proposing some limited Green Belt releases where it is considered a case for exceptional circumstances can be made.

2.65 The following pie chart sets out how this level of growth can be accommodated in accordance with the Joint Local Plan preferred spatial strategy.

Housing Growth by Type



2.66 Since the start of the plan period (2013), there have already been a number of housing completions (3,315) and this equates to 12% of the requirement.

2.67 Local Authorities may make an allowance for windfall sites where evidence demonstrates such sites have consistently become available and will continue to be part of a reliable source of housing supply. There is a recognised delivery of windfall development and an analysis of the type of windfall coming forward – conversions of existing buildings and infill developments – indicates this will continue. Windfall sites, together with other smaller sites with planning permission, will give a supply of 5,530 houses predominantly in Stoke-on-Trent. This accounts for approximately 19% of the requirement.

2.68 In selecting sites that are capable of delivering the remaining housing supply requirement, the following strategy has been applied:

Urban Areas and Centres of Newcastle-under-Lyme and Stoke-on-Trent

2.69 Sites that support the centres within the urban core of Newcastle-under-Lyme and Stoke-on-Trent that are not significantly affected by constraints to development have been included in the preferred option as a priority in meeting the regeneration requirements of the plan. These sites will ensure the viability and vitality of the area, whilst ensuring that services are supported and accessible. These sites help to promote sustainable growth and investment in the centres, and lie in close proximity to employment. The nominal capacity from these sites equates to just over 42% of the requirement.

Stoke-on-Trent Wider Urban Area

2.70 Given the urban area is wider than just neighbourhoods surrounding the main town centres and that there is a network of smaller local and neighbourhood centres and suburban neighbourhoods within the wider urban area, further sites have been selected from the wider urban area which are in the most sustainable locations for development. This will increase a choice and balance in the market. With all sites that are not significantly affected by constraints to development being included, it allows for a further 8% of the requirement.

Rural Area of Newcastle-under-Lyme

2.71 Within the rural area of Newcastle-under-Lyme (strategic area 5) there are several sites that have received planning permission or are considered to be in a suitable location to support the existing settlements. Whilst the rural area does cover a large geographical portion of the area, it hosts a small percentage of the population and benefits from limited infrastructure and access to services, and there is a need to take into account environmental considerations. Excluding the rural area that is featured within strategic area 4 discussed below, sites in this area make up 3% of the requirement.

Newcastle-under-Lyme Western Urban Extensions

2.72 In order to support the Joint Local Plan's economic strategy there is a proposal to release land from the Green Belt to the west of Newcastle-under-Lyme centre and create a western urban residential community which includes provision for both academic and non-academic staff in a location that would support strong interface with Keele University (strategic area 4).

2.73 It is proposed to create a sustainable settlement based on garden village principles which can capitalise on being so close to a highly-attractive, landscaped campus, science and innovation park. It is considered that this will make a significant contribution to achieve the area's aim of being a UK central hub for innovation and investment. This strategic location would fit with the Joint Local Plan's vision. It could support the provision of highly skilled employment and a choice and range of homes, including affordable homes alongside each other in an attractive location. There is an extra benefit that this will support delivery of the housing and employment requirement.

2.74 The sites in this location that have been identified as currently available and could accommodate 11% of the housing requirement. Strategic Areas 4 and 5 have the potential to contribute 14% of the Joint Local Plan housing requirement. Therefore the collective potential contribution from the rural area of Newcastle-under-Lyme equates to 33% of Newcastle-under-Lyme's housing requirement (11,720 dwellings).

2.75 In conclusion the housing requirement for each authority is shown in the following table. This identifies that Stoke-on-Trent City Council can demonstrate delivery of 16,892 dwellings against a requirement to provide 16,080 dwellings (105% of their apportionment) and Newcastle-under-Lyme Borough Council can demonstrate delivery of 9,621 dwellings against a requirement to provide 11,720 dwellings (82% of their apportionment) :

2.76 This leaves an overall shortfall for the plan area of 1,287 dwellings. The Councils options to address this include identifying further sites in Newcastle-under-Lyme Green Belt (where exceptional circumstances can be demonstrated) and/or open countryside, sites in Stoke-on-Trent urban area (subject to viability considerations) and to approach neighbouring local authorities. Any solution to the housing shortfall will need to conform to the Joint Local Plan strategy and in a manner which furthers the objectives in the manner described above.

		Stoke-on-Trent	Newcastle-under-Lyme	Plan area
Requirement 2013 - 2033		16080	11720	27800
Completion 2013 - 2017		2235	1080	3315
Preferred Sites (Total)		10301	7367	17668
Of which:	**Urban centres**	8076	3568	13869
	Wider urban area	2225		
	Rural area	-	789	789
	Sustainable urban extension	-	2454	2454
	Other Green Belt sites	-	556	556
Remaining capacity on sites with planning permission (outside of the SHLAA)		1164	289	1453
Windfall allowance		3192	885	4077
Total delivery against the requirement		16892	9621	26513
Shortfall/Surplus		812	-2099	-1287
Percentage of requirement		105	82	95

2.77 The Joint Local Plan will positively seek opportunities to provide for the needs of the area's population and it is recognised that housing provision will need to reflect demographic change over the plan-period. For example, the need to retain and attract more residents of a working age (16 – 64) and also account for an anticipated growth in the number of residents aged 65+ (an increase of approximately 30,000 according to 2014-based sub-national population projections (SNPP). Detailed policies for housing type and mix will be brought forward at the Draft Joint Local Plan stage. Plan 3 shows the preffered housing sites.

Summary of findings from the Sustainability Appraisal

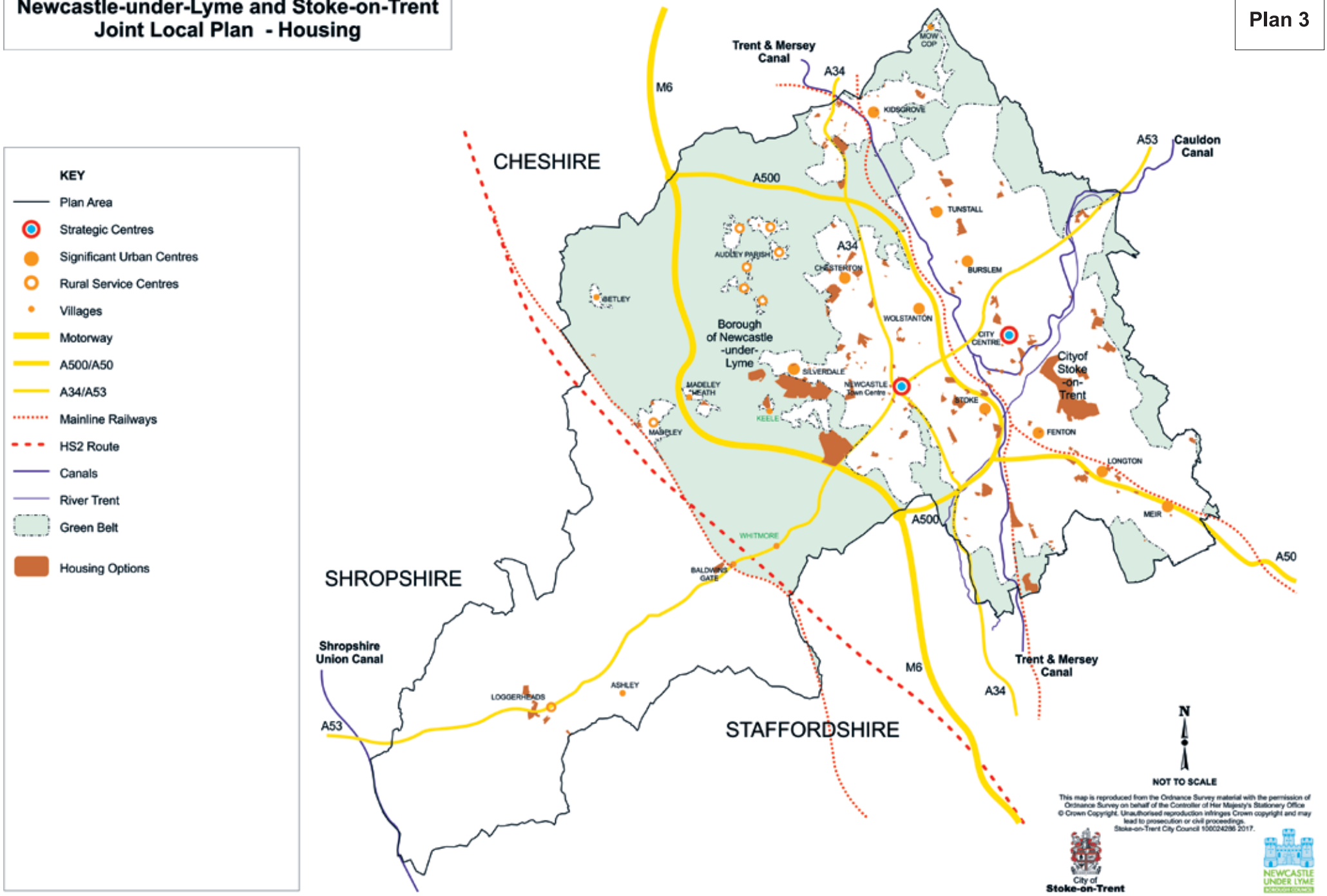
2.78 Most of the potential effects that were identified against the objectives were dependent on implementation. There was a major positive potential effect identified against the objective to provide housing choice and help to meet the housing needs of the whole community. Recommended mitigation measures to improve the sustainability of the preferred option focus on the content of planning policies to manage the development of this preferred housing land. This should include planning policies to ensure enhancements to green space, biodiversity, flood risk and drainage, the historic environment, and supporting social and transport infrastructure are enabled through development and that these are not detrimentally impacted on.

Consultation Questions 6 and 7:
Do you agree with the preferred option and spatial distribution for the supply of housing?

What would be your preferred approach to address the shortfall of housing and supports the vision and objectives of the Joint Local Plan?

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan - Housing

Plan 3



3.0 KEY STRATEGIC DEVELOPMENTS

Stoke-on-Trent City Centre and Railway Station

3.1 The strategy is based on the strategic principles of supporting our centres and ensuring development is targeted towards the most sustainable locations and supports job growth.

3.2 At the heart of Stoke-on-Trent is a city centre to be proud of. The area's principle mainline railway station and Staffordshire University and Stoke-on-Trent College campuses are all within a 1 ½ mile radius of the core city centre. The sustainable regeneration of the city centre and this wider area of influence is therefore an important part of the strategy.

3.3 The City looks to continue its sector-led growth to attract new businesses and generate new jobs in the business, professional, arts and culture, retail, tourism and leisure sectors. Growth in these sectors is interlinked and will be driven forward by an increased resident population, in and around the city centre of at least 1,500 residential units, providing additional footfall, spend and vibrancy.

Stoke-on-Trent City Centre

3.4 Stoke-on-Trent City Council has an emerging Development and Regeneration Strategic Plan for the City Centre (September 2017). This, alongside the Stoke-on-Trent Station Masterplan, provides the background and evidence of delivery of investment within this core area for the Joint Local Plan.

3.5 A wide range of activity has been undertaken to enhance the City Centre over the last few years, and the vision for the refreshed Development and Regeneration Plan seeks to build on the progress that activity has delivered.

3.6 Moving forward, further investment is planned for the City Centre and wider area which the Joint Local Plan can provide policy support for including:

- Further public realm improvements
- Unity Walks retail and leisure scheme on the former bus station and east and west precincts
- Further development at Smithfield including delivery of a 140 bed 4-star hotel for Hilton Garden Inn
- Improvements to Hanley Indoor Market
- Additional investments in the cultural quarter around The Potteries Museum and Art Gallery/Regent Theatre and Victoria Hall
- Station Gateway improvements – including delivering £14million programme as part of the LEP Growth Deal 2 and City Council funded University Quarter and City Centre Access Programme
- Hanley Park improvements – a £6 million capital investment and HLF grant scheme to improve the historic Hanley Park which is located between the City Centre and Stoke-on-Trent Railway Station
- Delivery of eight residential opportunity sites within and on the edge of the City Centre – these have been designated as Housing Zone sites. All of these sites are within walking distance of the City Centre, and their delivery will ensure a positive impact on its footfall and vibrancy
- District Heat Network – the Council is establishing a District Heat Network which taps into natural geo-thermal heat sources to provide efficient, sustainable and cost effective fuel supply for domestic and business users. The first phase is being installed from autumn 2017 to autumn 2018 around Staffordshire University

Summary of findings from the Sustainability Appraisal

3.7 Most of the potential effects for this preferred option are dependent on implementation but there are a number of positive potential effects, especially against the social and economic objectives relating to providing housing choice, reducing the need to travel, providing community, leisure, shopping and commercial services, and providing a range of employment land and premises. A major positive potential effect was identified against the objective to protect and enhance the vitality and viability of centres, as this preferred option is focused on enhancing the City Centre. Recommended mitigation measures to improve the sustainability of this preferred option focus on ensuring that the content of appropriate planning policies will manage development in and around the City Centre to ensure that the design and form of development schemes are appropriate and that wider benefits are brought about to green space, heritage, transport, accessibility, the draw of the City Centre for visitors and ensuring that benefits are shared with deprived communities in and around the City Centre. In particular the links between the City Centre and nearby focal locations should be enhanced, for example Hanley Park, Central Forest Park, Stoke-on-Trent Railway Station, Etruria Valley and Festival Park.

Consultation Question 8:
Do you agree with the regeneration approach for Stoke-on-Trent City Centre (Hanley)?
If not what changes would you make?

Stoke-on-Trent Railway Station

3.8 As set out above Stoke-on-Trent Railway Station is a key gateway into the city and the excellent communications are a critical asset in the area's economic aspirations. The station is on the Stafford to Manchester Piccadilly branch of the West Coast Main Line and is also on the Crewe to Derby line. Improving linkages to the city centre and encouraging investment in and around the station is an important part of the Joint Local Plan Strategy as it was within the previous Core Spatial Strategy (2009).

3.9 With housing and employment growth, footfall and demand for connectivity will grow. The station needs to cope with that change in terms of capacity both for rail services/operations and the ability to get people to and from this hub in an effective manner. The City Council has commissioned a Stoke-on-Trent Station Masterplan (framework strategy) which considers key land uses appropriate within and adjacent to the station buildings.

3.10 It is proposed to create a mixed use development area around the station with policies set out within the plan which will outline the acceptable land uses, including some limited town centre uses, which will be acceptable within this area. This will not only support the sustainable use of the railway station but also support the adjacent University Quarter. This will be considered further within the Draft Joint Local Plan.

Summary of findings from the Sustainability Appraisal

3.11 This preferred option achieved potentially positive effects against most of the social and economic objectives. In particular there were major positive potential effects identified against the objectives to reduce the need to travel, increase transport choice and accessibility and to increase the use of public transport. The potential effects against these objectives are a direct result of the proposal to develop the area around Stoke-on-Trent Railway station, which should increase the range of uses in the area and increase the activity and use of this major transport hub. Recommended measures to maximise these positive effects were to ensure that the station and associated transport infrastructure are able to accommodate the increased demand generated from intensified use and activity in the area and to ensure that any main town centre uses that are developed in this location are not to the detriment of Stoke Town Centre. There was more uncertainty against

environmental objectives, with many potential effects depending on how development is implemented, in particular with regard to the objectives to adapt to a changing climate, improve air quality, reduce the amount of development at risk of flooding and enhancing the quality and accessibility of green space. There were potential positive effects identified against the objectives to conserve and enhance the historic environment and assets due to the presence of listed buildings and conservation areas, these potential effects could be identified as a major positive if the reuse of historic buildings and assets and developments within their setting are undertaken in a sympathetic way.

Consultation Question 9:
Do you agree with supporting mixed use development around Stoke-on-Trent Railway Station? If not what changes would you make?

Newcastle Western Urban Extensions (including Keele University)

3.12 It is considered that a targeted urban extension to the west of Newcastle in the vicinity of Keele University campus and Science and Innovation Park will not only contribute to the most sustainable pattern of development but will also strive to strengthen key knowledge based employment sectors creating a more diverse economy and improving the rate of graduate retention. This is essential if we are to succeed in transforming the low-skill nature of the sub-regional economy and regenerating the local housing market. It also provides a once-in-a-generation opportunity to create a unique synergy between housing and employment.

The Case for Exceptional Circumstance at Keele

3.13 Keele University is one of the UK's top-ranked universities, and together with its Science and Innovation Park is one of North Staffordshire's genuine motors for economic growth, making a major contribution to the educational, economic and social wellbeing of the plan area. The Science Park with its collaborative links to the University, fosters the creation of high value jobs in innovative industries. This growth has taken place in spite of the fact that historically the plan area has struggled to match levels of national economic performance particularly in relation to well paid, skilled jobs.

3.14 The contribution that Keele University and Science Park makes to the local economy was previously recognised within the Core Spatial Strategy and more recently in the Employment Land Review (2015). Overall the university currently contributes £125 million per year into the local economy and supports around 3,400 FTE jobs in Stoke-on-Trent and Newcastle, including 1,750 directly, 350 through its supply chain, 440 from staff and student spending in the local area and a further 810 working for firms based at the Science Park (source: Regeneris Consulting). The University has ambitious plans for further growth, through the recently announced 'New Keele Deal' a £70 million investment plan it has drawn up with the Staffordshire and Stoke-on-Trent Local Economic Partnership (LEP), the local authorities and the NHS, to generate higher value employment and economic growth by using the University's world leading research and development facilities to create jobs and support businesses to grow.

3.15 In order to provide for the University's growth ambitions and bolster its role as a centre of excellence, research, teaching and scholarship and boost innovation-led high value employment growth new housing will be required to accommodate the needs of both academic and non-academic staff, research staff and those working at the science and business park. The preferred approach for housing at this location, rather than at alternative sites across the HMA, is primarily a result of the unique opportunity that exists to form a new community where housing and employment growth is directly aligned. It would also make a significant contribution to the borough's unmet housing need and work to demonstrate that opportunities have been

positively sought to meet the borough's development needs, as required by national policy. Further information and justification is contained in the Housing and Green Belt technical papers.

3.16 Furthermore, Keele presents a location-specific opportunity to target knowledge-economy/research & development-based businesses, through the expansion of the existing Science and Business Park. This will enable existing firms based in the Park's Innovation Centres to expand and also to accommodate new or incoming high tech companies to the area with the potential to significantly increase job numbers, job quality and job choice. Regeneris Consulting estimate that, as a result of these growth plans when combined with the university's ongoing redevelopment of the existing campus, the total quantifiable economic contribution of the University and Science Park will have doubled to over 7,000 FTE jobs by 2040. Not to capitalise on these achievements would be an unsound strategy in the view of both Councils.

3.17 Evidence from the SHLAA identifies the opportunity to capitalise on a cluster of available greenfield sites within the Green Belt to the north, east and south east of the university to create a residential community in a location that would support strong interface with the University. Collectively the sites have sufficient capacity to provide housing to both support the growth of the university and contribute a significant amount of homes towards Newcastle's housing requirement, including making provision for a variety of family and affordable housing. The latter is necessary to help retain graduates from Keele and encourage them to take up employment opportunities locally. A comparison study of the other sites within the HMA has been undertaken, and this opportunity doesn't exist elsewhere.

3.18 If land is not allocated to support the expansion of Keele University, or constrained due to the availability of housing, which in terms of its location and type of housing on offer isn't attractive enough to an expanding university and business park workforce then there is a risk that it will be difficult to attract and retain staff capable of maintaining the university's position as a centre of excellence. This could have the consequence that it will not be able to compete with other universities of a similar high rank.

3.19 As well as supporting the aspirations of the university and contributing towards the area's need, housing in this location is also supported by the findings of an accessibility study undertaken by Staffordshire County Council . The study found that, across the borough's rural area, the locations with greatest accessibility to existing employment are along the A53, adjacent to the urban area, and the A525, including Keele. Also, housing close to new employment opportunities, particularly for knowledge based employment which are often workforce-hungry compared to other forms of employment uses, has clear advantages in terms of sustainability by further reducing the need for travel. Currently, many of those working at the university in academic roles are known to commute from Cheshire and Shropshire. Therefore, there is considered to be significant benefits of housing at this location particularly due to: the availability of existing infrastructure (for example to integrate with existing public transport systems), and the reduced risks associated with the provision of the necessary infrastructure investment through a single large-scale development scheme.

3.20 New housing, adjacent to an extended campus, and science and business park would be in keeping with the University's original vision of a people's university in which a community might live, work, and learn together, as well as being good planning practice towards ensuring that the local economy and living environments are fit for the 21st century. The intention is to consider development in accordance with garden village principles.

3.21 It would not be possible to reproduce this form of development anywhere else in North Staffordshire, since nowhere else has the co-location and critical mass of university faculties, the concentration of knowledge-based industries and the potential for a residential environment of the highest standard. This would make a very important contribution to the need to help grow the knowledge and skills of local people,

particularly a future economically-active workforce, helping them to access good-quality well-paid jobs, as well as enhance the overall offer and competitiveness of the plan area.

3.22 The selection of this preferred approach is also considered appropriate in light of missed opportunities and undesirable consequences resulting from past growth strategies of other local authorities, with research and development based employment attached to universities, which were later found to be to the detriment of the environment and economy. For example, in Cambridge, the local authority's pre-millennia economic strategy to support the university's role in knowledge-based industries resulted in employment growth being focused in and around Cambridge. However as this growth was not aligned with the area's housing growth which was directed beyond the Green Belt boundary, the strategy increased the need to travel, harming the environment, people and business. Cambridge, in its subsequent plans, has attempted to address the negative impacts resulting from the imbalance between the distribution of homes and jobs in the city. Ultimately this resulted in a number of targeted releases of Green Belt land, through the Local Plan process, on the edge of the city that are predominantly residential led.

Masterplan

3.23 Evidence from the SHLAA identifies three sites as available at this location, with the potential to become allocated for residential development (SP11, KL14 and TB19), but a masterplan is required to investigate in more detail the potential of this location to support the development of approximately 2,500 houses, identify specific infrastructure requirements and how this could successfully be integrated with a 12.5 ha expansion of the Science and Innovation park as well as highly sensitive landscapes, such as the Grade II Registered Historic Park and Garden at Keele and ancient woodland. The Borough Council, in partnership with Staffordshire County Council and Keele University, have commissioned consultants to prepare such a masterplan. Once a draft masterplan has been prepared this will be subject to a separate stakeholder consultation in 2018 and used to inform later stages of the Joint Local Plan.

3.24 Appropriate master-planning would help create co-located working and living environments to create a unique community of housing, open space, social infrastructure, education and employment as a sustainable form of development. The new community would also have excellent access to high-quality sports and recreation facilities at the university campus thereby promoting healthy lifestyles and would easily be able to access a wide range of services and facilities within Newcastle Town Centre, which is extremely well connected by public transport.

3.25 Such a development also presents an opportunity to consider providing high quality employment and high quality housing on 'garden settlement' principles where land value capture provides an income stream to meet the costs of the necessary infrastructure investment and for the long-term stewardship of shared assets.

Summary of findings from the Sustainability Appraisal

3.26 Most of the potential effects identified against the objectives are dependent on implementation. There were positive potential effects identified against the objectives to provide housing choice and a range of employment land and premises. There was also a minor negative potential effect identified against the objective to ensure that there is an overall net gain in the extent and quality of biodiversity. This is because of the loss of existing natural features in the area and close proximity of Ancient Woodland. The recommended mitigation measures to improve the sustainability of the preferred option include ensuring that relevant planning policies and the allocation of land for development in this location address potential impacts and seek to achieve an overall improvement to biodiversity, as well as bringing about improvements to landscape, open space, community services and facilities and transport infrastructure.

Consultation Question 10:
Do you agree with the targeted Green Belt release at Keele to support the provision of a sustainable urban extension?

Berryhill

3.27 Berryhill is the second largest preferred site in the Joint Local Plan, and helps to ensure a range of sites are identified to meet the housing requirement within Stoke-on-Trent. By containing the site within the Local Plan it gives the Council, and its developer partners an opportunity to help guide any development, ensuring that a well-designed residential development is delivered.

3.28 The area around Berryhill is a very important part of the landscape character within the City, being visible from various view points across the City, and provides an informal recreation resource for local residents. The area is of historical and ecological value, containing important archaeological remains and a number of wildlife habitats. Years of historic mineral working have created a somewhat degraded landscape and the site is largely under used. However, due to its location and size, has the potential to deliver pockets of residential development and large regeneration benefits to the City with very high quality sustainable "garden neighbourhoods" at the heart of Stoke-on-Trent.

3.29 Residential development pockets could be supported by a comprehensive green infrastructure, improving quality of and opening access to the remaining green space. Any development has the potential to connect and provide enhancements to the adjacent and established Berryhill Fields Nature Reserve, and across to Fenton Park. There is an opportunity to create a Local Centre with retail and community uses, supporting future and current residents. With a wide range of employment opportunities on the edge of the site, two employment estates and being close to the city centre, the site is a sustainable location delivering homes next to jobs. Therefore the development of the site would deliver a truly mixed-use site. However, allocating the site for development does not mean it will all be built upon and areas will continue to be protected for open space – this will be reflected in the masterplan for the strategic site and associated policy within the Draft Joint Local Plan.

3.30 The delivery of the site also has wider benefits, it has been an aspiration to deliver the Hanley-Bentilee link road now for some time, relieving highways congestion and providing sustainable transport infrastructure across the City. The delivery of Berryhill will contribute to the unlocking of this key piece of infrastructure, which will in turn deliver benefits across the City. It will also unlock further parcels of land for development with several currently constrained due to highways issues.

Summary of findings from the Sustainability Appraisal

3.31 Most of the potential effects identified against the objectives are dependent on implementation. There are also a small number of objectives where both positive and negative potential effects were identified. The negative potential effects were identified against the objectives to ensure an overall net gain in the extent and quality of biodiversity, the quality of the landscape and city townscape, local distinctiveness and to maintain and enhance the quality and accessibility of green space. These negative potential effects were identified due to the recognition within the preferred option that Berryhill has existing landscape, ecological and green space value. There are however enhancements that can be to these objectives through appropriate planning policies, designations and allocations to ensure that development within Berry Hill is implemented in a sensitive way. A major positive potential effect was identified against the objective to provide housing choice and help to meet the housing needs of the whole community.

Consultation Question 11:
Do you agree with the identification of this site for a housing - led mixed use regeneration scheme?

4.0 GREEN BELT

4.1 The urban area of Newcastle-under-Lyme and Stoke-on-Trent is tightly bound by Green Belt. This policy designation is designed to prevent urban sprawl by keeping land permanently open, by protecting them from inappropriate development pressures. In particular, national planning policy makes it clear that development such as housing and employment uses are inappropriate in these locations, except in very special circumstances.

4.2 The NPPF also states that 'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.' A Green Belt Assessment has been undertaken on behalf of the Councils, this showed that all areas provided some contribution to Green Belt purposes; however these were at a variety of levels ranging from weak to strong.

4.3 Within Stoke-on-Trent it is not considered justifiable to go into the Green Belt for the delivery of sustainable development as the current requirements can be met within the City Council's urban area. However it is considered that some very minor amendments to the boundaries within Stoke-on-Trent may be required to align the Green Belt boundary with the latest Ordnance Survey base and technological advancement in mapping. This will be set out at the Draft Joint Local Plan stage.

4.4 Within Newcastle-under-Lyme it is considered to be a strong case for amending the Green Belt boundary to ensure the objectives of the Joint Local Plan can be achieved. While not an exhaustive list, the principal factors that the Borough Council consider capable of amounting to "exceptional circumstances" and would therefore justify amendment to the Green Belt boundary are:

- Newcastle-under-Lyme's Housing Need.
- Newcastle-under-Lyme's House Prices & Affordability Issues.
- Newcastle-under-Lyme's Affordable Housing Need.
- Establishing a demographic balance to support identified employment growth.
- Providing higher value jobs within the Plan area and taking advantage of the socio-economic benefits of the success of Keele, whilst seeking to retain and attract graduates and encouraging greater embryonic business creation.

4.5 Having set out factors to support the release of land from the Green Belt a site selection process is set out in the Green Belt Technical Paper. The Green Belt locations where development need is proposed to be directed would effectively serve to increase the Joint Local Plan area's land supply. Sites were assessed according to their suitability, availability and achievability, along with consideration to the extent to which their release would address the factors listed above. The primary objective in identifying the most appropriate sites is influenced by the requirement to achieve a sustainable pattern of development, proximity to major urban area and alongside transport interchanges, corridors and beside major existing centres to access and support facilities and services. It is the sustainability benefits associated with potential Green Belt release which must on-balance outweigh harm to the Green Belt.

4.6 In proposing development within the Green Belt the Councils are committed to ensuring the overall integrity of the Green Belt is maintained whilst also contributing to the area's housing and employment requirements, where exceptional circumstances can be demonstrated.

Summary of findings from the Sustainability Appraisal

4.7 Most of the potential effects identified against the objectives are dependent on implementation and depend on which areas are released from the Green Belt and how their future use is managed. There are potential positive effects identified against the objectives to provide housing choice and a range of employment land and premises, as these are given as the main drivers of release from the Green Belt under the preferred option. There was one minor negative potential effect identified against the objective to strengthen the quality of the landscape and townscape, which reflects that the release of land from the Green Belt is likely to have a subsequent effect on openness. Mitigation measures to address this will be to ensure that any future development on land that is released makes an overall enhancement to landscape and townscape.

Consultation Question 12:
Do you agree with the approach to amend the Green Belt boundary in Newcastle-under-Lyme to support the delivery of employment and housing needs?

5.0 CITY, TOWN AND OTHER CENTRES

Background

5.1 The Joint Local Plan Issues Consultation document identified that one of the most distinctive features of the plan area is that it is polycentric, having developed as a series of places with a number of highly distinctive centres. A hierarchy of centres has developed and this has been reinforced by previous Development Plans.

5.2 The preferred strategy recognises that centres are at the heart of their communities and one of the core aims of the Joint Local Plan is to support the vitality and viability of these centres by defining a network and hierarchy that not only recognises their current scale and facilities but also supports future economic changes in the area.

5.3 The network of centres in our area have individual different roles across the plan area. The Joint Local Plan will identify a hierarchy of centres which reflects the needs of the community each centre serves. Larger centres across the area fulfil a regional and sub-regional role and support growth, attract visitors; investment and jobs for the long term future and prosperity of the plan area. Smaller centres provide a more localised role, supporting neighbourhoods and providing shops and services in sustainable locations.

Revised Aims and Objectives

5.4 As a result of previous consultations, we have refined the aims and objectives with regard to our city, town and other centres. These are:

- To grow and strengthen the strategic roles of Stoke-on-Trent City Centre and Newcastle Town Centre - to attract more visitors to the area and to support new employment opportunities and job growth
- 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.

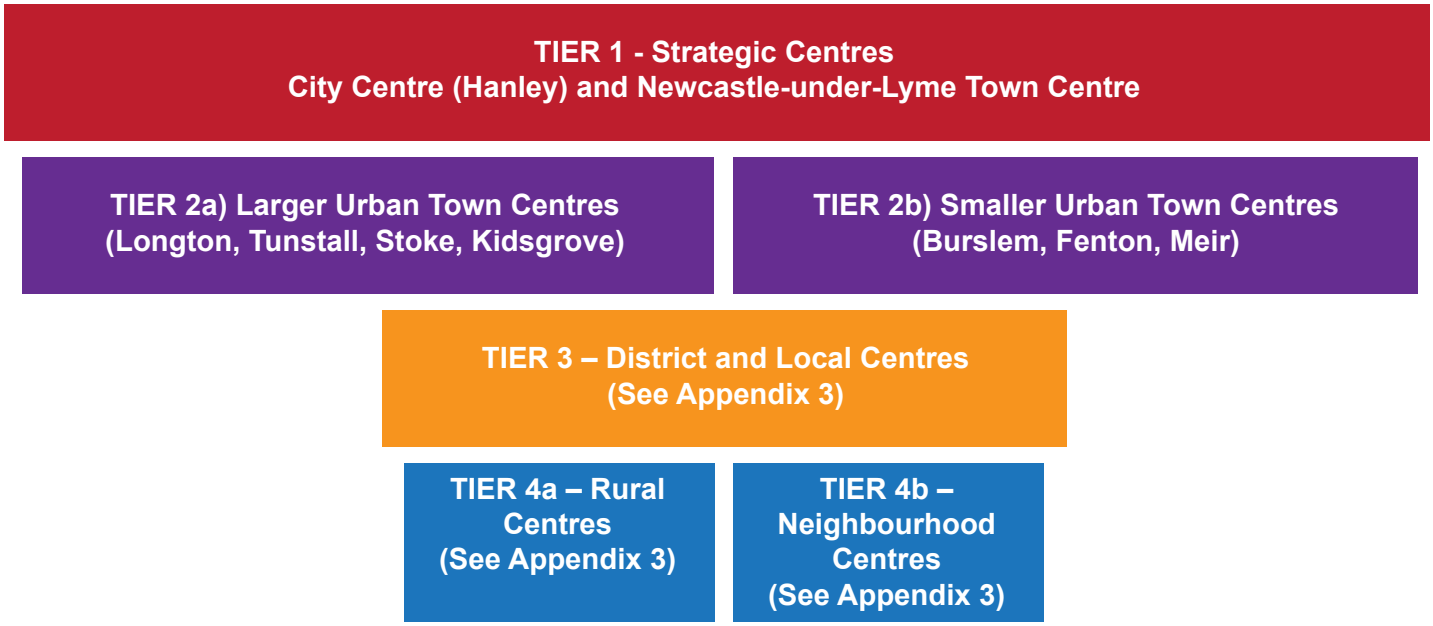
5.5 The centres within the plan area are recognised as being at the heart of our communities. Those who visit for shopping and leisure are vitally important to the maintaining the viability of our centres and helping to support job growth and work opportunities for the local community. The Joint Local Plan will seek to make sure that we are encouraging competitive city and town centres that provide customer choice and a diverse retail offer at an appropriate scale, reflecting the individuality of each centre.

Preferred Strategy

5.6 As set out above the Council's preferred strategy is to support a centres first approach within the urban area.

5.7 In order to ensure that the plan can address the aims and objectives for the plan with regard to centres and that these centres are in the right locations to accommodate an appropriate level of development to meet this strategy the follow revised hierarchy of centres is proposed:

Hierarchy of Centres



Justification

Tier 1 - Strategic Centres

5.8 These centres perform a primary role at regional and sub regional level. They are the primary focus for major retail development and uses, attracting large numbers of people to cultural, tourist, social and community venues.

- Stoke-on-Trent City Centre (Hanley) is identified as the largest retail destination in North Staffordshire and South Cheshire and performs a primary role at a regional and sub-regional level in attracting visitors to the area. The City Centre incorporates a number of large scale convenience and comparison shops, multiplex cinema, nationally renowned theatres, restaurants and bars. The City Council is taking a pro-active approach to supporting and facilitating growth within Stoke-on-Trent City Centre. This includes facilitating a number of city centre projects including a major cinema and leisure extension at the Intu Shopping Centre and redevelopment of the former East and West Shopping Centre precinct. The City Council is also applying for funding to support the setting up of a Business Improvement District. Specific policies within the Joint Local Plan will set out the regeneration plans for Stoke-on-Trent City Centre and how new investment in the City Centre can help support its growth and development (as set out in the Stoke-on-Trent City Centre and Railway Station section).

- Newcastle-under-Lyme Town Centre provides an important local and sub regional retail centre and has a full range of town centre uses within a compact pedestrianised shopping area. The town benefits from its close connections to Keele University and has a range of convenience and comparison shops, daily market stall, multiplex cinema, restaurants, bars and leisure uses. Recent developments include Castle House, a public services hub, student accommodation within the town centre including change of use and new build. Further regeneration is planned within the town centre at the Ryecroft site.

Tier 2a - Larger Urban Town Centres

5.9 These centres provide a complementary role to the two strategic centres, providing retail and other services to their catchment areas.

- Longton town centre is identified as the third largest retail centre in North Staffordshire serving the southern part of the urban area and has had recent expansion to the west of the town centre and includes large scale convenience shopping covering a wide catchment area.

- Tunstall town centre is identified as serving a wide catchment to the north of the urban area and has had expansions to the south and east of the town centre and includes large scale convenience shopping covering a wide catchment area.

- Stoke town centre is identified as playing a number of key roles as the city's administrative centre, supporting the nearby Staffordshire University and is an important destination for ceramics factory shopping, as well as providing local convenience.

- Kidsgrove town centre is the second largest town within the Borough of Newcastle-under-Lyme and provides an important local centre, with a range of comparison and convenience shops and local and public services.

Tier 2b - Smaller Urban Town Centres

5.10 These centres provide a complementary role to the two strategic centres, providing retail and other services to their local areas.

- Burslem town centre is identified as historically being at the heart of the region's ceramics industry and plays a key role as a historical and cultural destination as well as providing local convenience shopping and services.

- Fenton town centre is identified as a town centre due to its historic role rather than its retailing provision which is more characteristic of providing local convenience shopping and services.

- Meir centre is identified as providing the eastern gateway of Stoke-on-Trent and serving a small localised catchment in the surrounding communities.

Tier 3 - District and Local Centres

5.11 These centres provide a range of retail, other services, leisure and community facilities, the scale of which relate to the catchment area they serve.

- Within Newcastle-under-Lyme there are three district centres which perform an important local shopping function for convenience and top-up shopping. These are Wolstanton, Chesterton and Silverdale.

- Following a review of local urban centres within Stoke-on-Trent these have been reclassified and are identified in Appendix 3. There are 15 local centres with Stoke-on-Trent. These centres perform an important local shopping function for convenience and top-up shopping.

Tier 4a - Rural Centres

5.12 Within Newcastle-under-Lyme these centres provide a hub of services for local residents. The retention of servies within these centres is important to ensure that the sustainability of these centres and the communities that they serve is maintained. These centres are Loggerheads, Madeley, Audley, Baldwins Gate and Halmer End.

Tier 4b – Neighbourhood Centres

5.13 These centres provide a supporting role to the local community in which they are located. Following a review of neighbourhood centres with Stoke-on-Trent these have been reclassified and are identified in Appendix 3. There are 36 Neighbourhood Centres, which are considered important to include within the hierarchy as providing a support network to housing estates and neighbourhood areas but are smaller in scale than the Tier 4 urban local centres.

Summary of findings from the Sustainability Appraisal

5.14 This preferred option has a range of potentially positive effects. Most of these are minor potential positive effects identified against the objectives to conserve promote and enhance local distinctiveness, the historic environment and assets, strengthening the quality of landscape and townscape, regenerating degraded environments, the provision of community and leisure services, improving health and mental wellbeing, reducing the need to travel and increasing the use of public transport. There was a major potential positive effect identified against the objective to protect and enhance the vitality and viability of centres as this is the most relevant objective to this preferred option. Mitigation measures to improve the sustainability of this preferred option are mainly focused on ensuring that there are a range of services and facilities available in each centre that are appropriate to the size of that centre and its place in the hierarchy, and that these services and facilities are accessible to both existing and new residents and communities across the plan area.

Consultation Question 13:
Do you agree with this hierarchy of centres? If not what changes would you make?

Centre Boundaries

5.15 For Stoke-on-Trent previous development plan documents including the saved policies of the City Plan 2001 and the Core Spatial Strategy LDF proposals plan identified the town centre boundaries for each of the centres within Stoke-on-Trent. The boundaries for the centres have been reviewed and changes to existing boundaries are proposed for Stoke City Centre, Longton Town Centre, Stoke Town Centre and Tunstall Town Centre. The revised town centre boundaries are identified on the character area plans.

5.16 For Newcastle-under-Lyme, previous development plan documents including the saved policies of the Newcastle-under-Lyme Local Plan 2011 and the Core Spatial Strategy LDF proposals map identified the extent of Kidsgrove Town Centre and the District Centres of Chesterton, Silverdale and Wolstanton. The town centre boundary for Newcastle-under-Lyme was not defined. A retail and leisure study will be commissioned in 2018 and this will inform the draft plan and proposals map.

5.17 Newcastle-under-Lyme – the 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 are proposing to set the Town Centre boundary as the definable ring road in-line with the Primary Shopping Area. Setting the Town Centre boundary as the ring road provides 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.

Justification

Stoke-on-Trent

5.18 The boundaries have been amended as follows:

- Stoke-on-Trent City Centre – the city centre boundary is recommended to be extended to include Tesco Extra on Clough Street and the Sainsbury's on Etruria Road. It is also recommended that the casino on Etruria Road, as a main town centre use is also included as is the Premier Inn on the corner of Clough Street and Etruria Road. The revised boundary also includes the large format stores at Century Retail Park within the boundary and follows the Potteries Way extension.

- Longton – the boundary has been extended to cover Longton Retail Park to the west as far as including Next, Argos and Tesco. Stores to the west of this area, including Phoenix Retail Park, are considered to fulfil an out of town shopping function.

- Stoke Town – the town centre boundary has been extended to the north to include the former Spode factory building to encourage investment in the town centre and to provide a more legible boundary allowing better linkages with Church Street and Campbell Place. The proposed boundary has also been extended to the south to include the Sainsbury's supermarket which forms part of the town centre offer.

- Tunstall – the town centre boundary has been extended to the south to include the Asda store, Tunstall Community Centre and units at Jaspers Square.

5.19 In terms of other centres the town centre boundaries are considered appropriate as they are and it is proposed to take these forward into the Joint Local Plan.

Newcastle-under-Lyme

- Set the town centre boundary as the ring road which would provide a strong boundary to contain main town centre uses.

Summary of findings from the Sustainability Appraisal

5.20 Most of the potential effects are dependent on how this preferred option will be implemented, but there are also some notable positive effects. In particular there is a major potential positive effect identified against the objective to protect and enhance the vitality and viability of centres but there are also minor potential positive effects identified against the objectives to strengthen the quality of landscape and townscape, regenerate degraded environments and the provision of community, leisure, shopping and commercial services. Recommended mitigation measures to improve the sustainability of this preferred option largely depend on the content and focus of proposed policies to manage the types of uses to be accommodated within the boundaries and ensuring that there are no detrimental impacts on the historic and cultural environment and assets or on the distinctive landscape and townscape of the centres and their surrounding areas.

Consultation Question 14:
Do you agree with the revised definition of town centre boundaries for Stoke-on-Trent and Newcastle-under-Lyme? If not what changes would you make?

Key Strategic Sites for retail and leisure provision within centres

5.21 Key strategic sites are identified on the character area plans for retail and leisure schemes which will support the preferred strategy for the area and the future prosperity, vitality and viability of the area. An assessment of retail capacity for each of the centres will be undertaken following this consultation to take account of the Joint Local Plan population changes and distribution around the centres. Policies will be set out within the draft plan to bring these key strategic sites forward for mixed town centre uses. These key strategic sites are:

Tier 1 Centre sites:

- Unity Walks, Stoke-on-Trent City Centre
- The Hive, Stoke-on-Trent City Centre
- Town Road, Stoke-on-Trent City Centre
- Ryecroft, Newcastle-under-Lyme Town Centre

Tier 2 Centre sites:

- Longton Exchange Shopping Precinct
- The Strand/Commercial Street, Longton
- The former Spode site, Stoke Town
- High Street/Williamson Street, Tunstall
- The former Market Hall, Burslem
- City Road, Fenton

Summary of findings from the Sustainability Appraisal

5.22 Most of the potential effects are dependent on how this preferred option will be implemented, however there are some potentially positive effects identified against the objectives for the provision of community, leisure, shopping and commercial services and the objective to protect and enhance the vitality and viability of centres. Recommended mitigation measures to improve the sustainability of this preferred option are largely focused on the design and form of development on these strategic sites, to ensure that heritage, landscape, townscape, public realm and transport and accessibility links are enhanced and adversely impacted on. The recommendations also include an emphasis on ensuring that the development of these strategic sites encourages a greater range of activities and uses in their centres and that these take place throughout the daytime and evening to encourage more people to visit.

Consultation Question 15:
Do you agree with the list of strategic sites for retail and leisure provision?
If not what changes would you make?

Out of Town Shopping

5.23 It is recognised that there are a number of existing out of town shopping centres that are already providing a shopping and leisure role within our area in a contained retail park or area. Whilst the strategy is not to expand upon these areas and therefore to avoid harm to the hierarchy of centres, the plan needs to recognise their existence and the role that they play in providing for large scale retail and leisure uses which cannot always be accommodated in-centre. These areas are identified on the character area plans as complementary retail destinations to the centres. Policies will be set out within the draft plan to ensure they remain complementary to, and not compete with, the above hierarchy of centres:

- Wolstanton Retail Park, Newcastle
- Freeport, Talke
- Springfield's Retail Park, Trent Vale
- Festival Park, Hanley
- Octagon Retail Park, Hanley
- Alexandra Retail Park, Tunstall
- Phoenix Retail Park, Longton
- Victoria Road, Fenton

Summary of findings from the Sustainability Appraisal

5.24 There were a range of potential effects identified against the objectives for this preferred option. Many were neutral or dependent on implementation but there were also two positive potential effects identified against the objectives relating to enabling access to the widest range of shopping and commercial services and to protect and enhance the vitality and viability of centres. The reasons for these potential positive effects were because the preferred option recognises the existing retail and service provision in out of centre locations but seeks to restrict their further expansion in the interest of focusing development towards the city and town centres. However this is dependent on the centre capacities mentioned above. Recommended mitigation measures to improve the sustainability of this preferred option include ensuring that these locations are accessible using a range of transport modes, that the design of future redevelopment within these existing out of centre locations has a positive impact on landscape, townscape and access to green space and wider services and facilities

Consultation Question 16:
Do you agree with the approach to out of town shopping locations?
If not what changes would you make?

Retail Impact Threshold

5.25 In accordance with best practice, it is appropriate to identify thresholds for proposed developments outside of centre boundaries which should be subject to an impact assessment. This will assess the potential impact of proposed retail development upon existing town centres.

5.26 It is the intention to develop a policy within the Joint Local Plan for an impact threshold which will be applied to developments in the different tiers of centres:

- **For Tier 1 centres** it is recommended that development proposals providing greater than 1,500 sq m gross floorspace for main town centre uses in an edge or out-of-centre location should be the subject of an impact assessment.

- **For Tier 2a centres** it is recommended that development proposals providing greater than 1,000sq m gross floorspace for main town centre uses in an edge or out-of-centre location should be the subject of an impact assessment.

- **For Tier 2b centres** and below it is recommended that development proposals providing greater than 300sq m gross floorspace for main town centre uses in an edge or out-of-centre location should be the subject of an impact assessment.

Justification

5.27 The proposed thresholds at city, town, district and local centre level are considered to reflect the relatively small size of some of the centres at the lower end of the retail hierarchy and their consequent potential susceptibility to alternative 'out-of-centre' provision. This has been informed by the Stoke-on-Trent Retail and Leisure Study (2014).

Summary of findings from the Sustainability Appraisal

5.28 There were a range of potential effects identified against the objectives for this preferred option, most of which were unknown, uncertain or dependent on implementation. There were some positive potential effects identified against the objectives to conserve, enhance and promote interest in local distinctiveness, enable access to shopping and commercial services and to protect and enhance the vitality and viability of centres. The latter was identified as having a major potentially positive effect, given that the intention of the preferred option is to have strong policies to restrict the impact of out of centre retail on existing centres. Due to the specific scope of this preferred option, there were limited relevant mitigation measures that can be recommended to improve its sustainability but those that were suggested included ensuring that cumulative impacts of different out of centre development schemes are taken in to account and that the preferred option should seek to support the achievement of an overall range and choice of uses within existing centres.

Consultation Question 17:
Do you agree with the impact thresholds for the different size of centres?
If not what changes would you make?

6.0 NATURAL AND RURAL ENVIRONMENT

Landscape and Townscape

6.1 One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. The Joint Local Plan will include strategic policies for the conservation and enhancement of the natural environment, including landscape and the wider countryside. The plan area does not contain any nationally designated landscapes.

6.2 At national level the plan area lies within two National Character Areas (NCA) - the Shropshire, Cheshire and the Staffordshire Plain NCA and the Potteries and Churnet Valley NCA. At local level the Planning for Landscape Change Supplementary Planning Guidance, which was adopted in 2001 as Supplementary Planning Guidance to the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 is relevant evidence. A Landscape Character Assessment (LCA), an update of the Staffordshire Planning for Landscape Change Supplementary Planning Document (SPD), will be prepared to inform the draft plan stage of the Joint Local Plan and complement Natural England's National Character Area profiles. The landscape character assessment will identify and describe variation in the character of the landscape. It will explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They will also show how the landscape is perceived, experienced and valued by people. This will help us understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It will help to inform, plan and manage change.

6.3 Other evidence to inform the Joint Local Plan includes the Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council adopted design guidance, the Urban Design Supplementary Planning Document (SPD) (2010), Staffordshire Historic Farmstead Guidance; the Stoke-on-Trent Heritage Commission Report and Staffordshire Urban Survey (excluding Stoke-on-Trent). Whilst neither Council has a detailed historic environment characterisation study, the area was assessed as part of high level characterisation work undertaken by Staffordshire County Council which forms part of the national programme of historic landscape characterisation.

6.4 A set of criteria based policies will be developed against which proposals for development will be considered. Policies should give appropriate weight to the relative importance of landscapes and townscapes across the area, and set out how development proposals should conserve and enhance local landscape and townscape character and quality.

Historic Environment

6.5 The National Planning Policy Framework states that the planning system has a role in contributing to protecting and enhancing our built and historic environments (paragraph 7). It also identifies planning's role in conserving heritage assets within its core planning principles (paragraph 17) and states that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

6.6 Local Planning Authorities, in planning for their areas are expected to set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment (NPPF, Paragraphs 126 and 157), contain strategic policies to deliver the conservation and enhancement of the historic environment (NPPF, Paragraph 156), and identify land where development would be inappropriate because of its environmental or historic significance (NPPF, Paragraph 157).

6.7 Newcastle-under-Lyme and Stoke-on-Trent benefit from substantial heritage assets that make a positive contribution towards the area's local character and distinctiveness. They also have wider social, cultural, economic and environmental benefits by encouraging community pride, and promoting tourism. The Councils recognise that heritage assets are irreplaceable resources and through conservation measures will maintain and manage change to assets, in ways that sustain and where appropriate, enhance their significance.

6.8 The unique heritage of the plan area arises from its wealth of historic sites and buildings, and the manner in which these are grouped forming attractive townscapes and landscapes. These heritage assets include many fine buildings, including civic buildings, churches, industrial buildings, warehouses, parks, pillar boxes and mileposts. Heritage assets may be classified as either 'designated' or 'non-designated' and both can be important to consider through the planning process. The Plan area has a rich built heritage with 380 listed buildings in Newcastle-under-Lyme and 206 listed sites in Stoke-on-Trent (where a listed site may include several individual buildings). Of these 14 are on the Historic England list of heritage which is considered to be at Risk. There are also 44 Conservation Areas, of which 6 are on the Historic England Risk Register. Along with formally listed buildings on the Historic England national list there are also over 550 locally listed buildings or structures.

6.9 The evidence base also includes the Historic Environment Record which provides information on the historical environment, a record of heritage assets, acting as an index of information held in reports, primary and secondary sources; Newcastle-under-Lyme Borough Council has adopted a 'Register of Locally Important Buildings and Structures Supplementary Planning Document' (SPD) which sets out how the Council will consider and treat local heritage assets on the local Register; Staffordshire Historic Farmstead Guidance and the Stoke-on-Trent Heritage Commission Report; along with Conservation Area Appraisals and management plans. Stoke-on-Trent City Council is currently reviewing and updating its Local List of Important Buildings. This is scheduled to be completed and adopted by the Council in early 2018.

6.10 It is recognised that heritage assets should be preserved and enhanced; responses to the Strategic Options consultation reinforced that message. The Joint Local Plan will set a clear and positive strategy for the historic environment and criteria-based policies will be developed against which proposals for development will be considered. Policies should give appropriate weight to the relative importance of heritage assets, including their setting and set out how development proposals should conserve and enhance them. Policies will also promote high-quality design and ensure that development responds to its local context and creates safe, accessible and attractive places where people want to live, work and visit. Design is covered in the Landscape and Townscape section.

Green and Open Space

6.11 Both Councils have undertaken studies of the green and open spaces within their areas to inform the development strategy and future planning policies and designations within the Joint Local Plan. Stoke-on-Trent's evidence comprises of an emerging Green Space Strategy and Newcastle-under-Lyme's evidence is included in an Open Space Strategy and a Green Infrastructure Strategy.

6.12 Together, these studies provide a comprehensive evidence base to assess the current provision of green and open spaces across the plan area and whether or not they are likely to meet the existing and future needs of the local population.

6.13 Newcastle-under-Lyme's Open Space Strategy identifies an overprovision of most types of open space, but especially natural and semi-natural green space at a borough level (although acknowledging that consideration of localised typology is necessary). There is however an overall undersupply of allotments.

Stoke-on-Trent's emerging Green Space Strategy identifies that across the city there is an oversupply of allotments, amenity and recreational green space, and semi natural green spaces but a deficiency of play-grounds.

6.14 The identified oversupply of the green and open space types identified above is projected to continue over the plan period to 2033, even under the highest growth scenario that was presented within the Strategic Options Consultation document (Growth Scenario D). There is therefore potentially some flexibility to dispose of certain poorer quality green and open spaces (or parts of their area) to enable them to be used for alternative purposes, subject to Council resolution and operational considerations. The deficiencies of allotments in Newcastle-under-Lyme and playgrounds in Stoke-on-Trent can be best addressed through new provision facilitated by the delivery of development schemes.

6.15 The Draft Joint Local Plan will propose new planning policies and designations that seek to manage the future provision of green and open spaces across the plan area in order to make sure that:

- surpluses and deficiencies are addressed in circumstances where they exist
- the best quality and most important spaces will be protected and enhanced with the aim of improving the overall value of the green and open space network.

6.16 This approach will satisfy paragraphs 73 and 74 of the NPPF which state that "Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision" and that "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements"

6.17 It should be noted that only a small portion of preferred options sites are on existing poor-quality green spaces, where existing proposals already exist. Any further provision identified through council asset reviews would contribute to windfall development.

Summary of findings from the Sustainability Appraisal

6.18 Most of the potential effects were identified as uncertain or dependent on implementation. Positive potential effects were identified against the objectives to increase life expectancy, improve health and mental well-being and provide the widest range of community, cultural and leisure services and facilities. A major positive potential effect was identified against the objective to maintain and enhance the quality and accessibility of green space, as this is the main focus of this preferred option. Mitigation measures that were recommended to improve the sustainability of this preferred option include ensuring that improvements are also made to biodiversity, the historic environment, landscape and townscape, accessibility by active modes of travel and that the design of green spaces leads to reductions and not increases to crime or the fear of crime.

Consultation Question 18:
Do you agree with the preferred approach for managing the future provision of green and open spaces across the plan area?

7.0 WASTE AND MINERALS

7.1 With Newcastle-under-Lyme being a two-tier authority, issues of waste and minerals are dealt with at the county level. Staffordshire County Council has a Minerals Local Plan adopted in 2017 and a Joint Waste Local Plan with the City of Stoke-on-Trent, which was adopted in 2013.

7.2 As a unitary authority Stoke-on-Trent City Council is also a waste and mineral planning authority. The Council does benefit from an adopted Waste Local Plan as discussed above. However with revised growth level, it may be necessary to revisit this. Work is currently being initiated to update monitoring information to check the Waste Local Plan's performance.

7.3 The Local Plan needs to make appropriate provision for waste management, recycling and treatment facilities within the area. The current policy shows a criteria based approach for where further facilities are required. The current preferred strategy is for this to continue.

7.4 The NPPF gives guidance that Local Plans should also facilitate the sustainable use of minerals. This should be done by Local Plans identifying and including policies for extracting minerals, taking account of the contribution of secondary and recycled materials. The Local Plan should also safeguard areas to avoid needlessly sterilising.

7.5 Active mineral operations in Stoke-on-Trent are limited due to the urban form. These areas were identified in the adopted Core Spatial Strategy as Mineral Safeguarded Areas. This means that where such reserves are believed to exist and sterilisation is threatened by built development in accordance with national policy then special measures need to be put in place to confirm the existence of viable reserves and take steps to recover them prior to building the development. In consultation with Staffordshire County Council mineral safeguarding is of continued importance in Stoke-on-Trent and the preferred option is to continue to safeguard appropriate areas of the city. Work is ongoing to confirm the areas and level of protection it is appropriate to safeguard.

Summary of findings from the Sustainability Appraisal

7.6 Most of the potential effects were identified as either neutral of dependent on how this preferred option will be implemented. There were unknown or uncertain potential effects in regard to conserving, enhancing and promoting local distinctiveness, encouraging self-sufficiency in waste treatment and providing housing choice. There was a minor positive potential effect identified against the objectives to reduce contamination, regenerate degraded environments, re-use materials and maintain soil, geological and land resources and a major positive effect identified against the objective to ensure the efficient use of mineral resources. Recommended mitigation measures to improve the sustainability of this preferred option include ensuring that sites are properly remediated after extraction to ensure that the environment does not become degraded and that remediated sites can be considered for redevelopment to other uses such as housing, employment or green space.

Consultation Question 19:
Do you agree with the preferred approach to safeguard important minerals resources within the City of Stoke-on-Trent?

8.0 CLIMATE CHANGE

8.1 Climate change and flood risk are important issues which require consideration at a local level. Planning has the potential to play a key role in responding to these issues, through shaping new and existing developments in ways that reduce carbon dioxide emissions and ensuring any risks flooding may pose to development are minimised.

8.2 National policy gives us a number of key considerations to take into account in plan making. Local Plans need to consider measures which could help us to mitigate and adapt to the effects of climate change, such as creating renewable and low carbon energy sources and promoting sustainable transport solutions.

8.3 The Joint Local Plan will continue to support a more sustainable use of energy within the plan area and use of renewable energy where it is appropriate. An example of this is the district heating network that is currently being rolled out across central areas of Stoke-on-Trent. Similar projects will be explored and supported where appropriate. Policy will be included in the Joint Local Plan to help guide developers, ensuring that renewable energy production does not lead to other adverse impacts on the environment.

9.0 INFRASTRUCTURE

9.1 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 highlights the importance of infrastructure planning and delivery under paragraph 156.

9.2 Local planning authorities should set out the development 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.

9.3 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.

9.4 Work has begun across both authorities in order to understand the existing provision and areas where current provision may be under pressure. At this stage, we have identified the requirement for new strategic road infrastructure in the centre of Stoke-on-Trent in connection with a strategic development site at Berryhill. The Hanley-Bentilee link road has been highlighted as being required to deliver wider benefits in relieving traffic congestion and improving linkages across the city and into Stoke-on-Trent City Centre. Further dialogue will continue 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 to the Draft Local Plan stage.

10.0 CHARACTER AREAS

10.1 The Joint Local Plan covers the whole of the area of Stoke-on-Trent and Newcastle-under-Lyme with many distinct areas within. 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 area integrated into the area in a considered way.

10.2 Whilst the Preferred Options 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 and proposals at a sub-area level and as character areas. These will help to determine issues around sustainability (including infrastructure delivery) and in engaging communities. Appendix 5 details the character areas.

Summary of findings from the Sustainability Appraisal

10.3 All of the potential effects were identified as being dependent on implementation. This is a result of the preferred option being focused on setting out the principle of applying character areas within the Joint Local Plan, rather than providing detailed information about how policies and proposals will be applied through this approach at this stage. The sustainability appraisal for the Draft Local Plan will be able to provide a more thorough analysis of the potential effects of different aspects of this approach.

Consultation Question 20:
Do you consider that sub areas and character areas assist in identifying the sustainability of areas and in engaging communities?

11.0 CONCLUSIONS

11.1 The vision, aims and objectives and preferred option set out in this document form the proposed development strategy to facilitate development during 2013 – 2033.

11.2 We need to make sure that we allow the right amount of development in the right place at the right time. This document aims to make sure that we have the right balance and have taken into account the views we have received so far.

11.3 Comments on the Preferred Options Consultation document are invited and in particular we are interested in your views on the following:

- Employment growth option
- Housing growth option
- Site preferences
- Centres approach

12.0 NEXT STEPS

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

12.2 We will continue to develop and assess the Preferred Option in more detail and reflect this in the Draft Local Plan which will include draft policies. The Draft Local Plan will be subject to further consultation in 2018. We will continue to collect evidence to inform the Joint Local Plan and Sustainability Appraisal.

13.0 THE JOINT LOCAL PLAN PROCESS

Why are we doing a Joint Local Plan?

13.1 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.

13.2 The existing Core Spatial Strategy is now nine 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.

13.3 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.

Stage in the Joint Local Plan process

13.4 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 make sure 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.

13.5 The Preferred Options Consultation document takes account of feedback from the Issues and Strategic Options stages and sets out plans and proposals for the area which in turn are expressed in character areas.

13.6 The diagram set out in Appendix 6 sets out the various stages of plan production and the progress made so far.

- New evidence that has informed the Preferred Option includes the Green Belt Review Part 1 2017 and emerging draft Stoke-on-Trent Green Space Strategy 2017.

13.7 Current evidence base documents under production include:

- Green Belt Assessment Review Part 2
- Transport Modelling
- Retail and Leisure Studies Update (Newcastle-under-Lyme and Stoke-on-Trent)

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

Duty to Cooperate

13.8 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.

13.9 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.

13.10 Strategic local planning authority duty to cooperate discussions are maintained through the Staffordshire District Officers Group and separate meetings are held with individual local planning authorities to deal with specific issues. Once the Preferred Options is agreed, more focussed discussions will take place, together with other statutory service providers.

Sustainability Appraisal

13.11 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. The Strategic Options Consultation document was the first Joint Local Plan document that has been subject to sustainability appraisal under these objectives.

13.12 A Sustainability Appraisal report accompanies this consultation document. This sets out in full the results of the appraisal of the Preferred Options. The appraisal document is published alongside this Consultation document and forms part of the technical evidence base.

Strategic Options Consultation Responses

13.13 The Joint Local Plan Strategic Options Document was subject to consultation between 17 July and 22 August 2017. The main document was supported by a summary guide and a number of key evidence documents. Feedback was invited against a set number of questions.

13.14 A total of 137 representations were received as a result of the consultation. Representations have been received from a variety of consultees including developers, land owners, statutory service providers, housing associations and individual members of the public.

13.15 A Strategic Options Consultation report has been produced in response to the comments received and is available on both Council's websites.

How to Comment

13.16 Consultation on the Preferred Options document will take place between 1 February 2018 to 1 March 2018 therefore if you have any comments on any aspects of the 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.

13.17 To find out details of all the consultation activities please check the Councils websites -

www.stoke.gov.uk/jointlocalplan or www.newcastle-staffs.gov.uk/jointlocalplan.

Consultation documents will also be available to view in hard copy at the following locations.

Newcastle-under-Lyme

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

Stoke-on-Trent

Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH
No 1 Smithfield, Hanley, ST1 4FA
Longton Customer Service Centre, Commerce Street, Longton, ST3 1NW
Tunstall Customer Service Centre, 142 High Street, Tunstall, ST6 5TP
Libraries within Stoke-on-Trent.

13.18 If you wish to make a representation to the Joint Local Plan Preferred 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 Thursday, 1 March 2018.

What Happens Next?

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

13.20 We will continue to develop and assess the identified Preferred Options in more detail and continue to collect evidence to inform the statutory Sustainability Appraisal. Detailed Development Management policies will be produced and included in the Draft Local Plan which will be consulted on in 2018.

14.0 APPENDICES

Appendix 1 – Preferred Options Plan

Appendix 2 – Preferred Options Sites

Appendix 3 – List of Centres

Appendix 4 – Revised Vision, Aims and Objectives

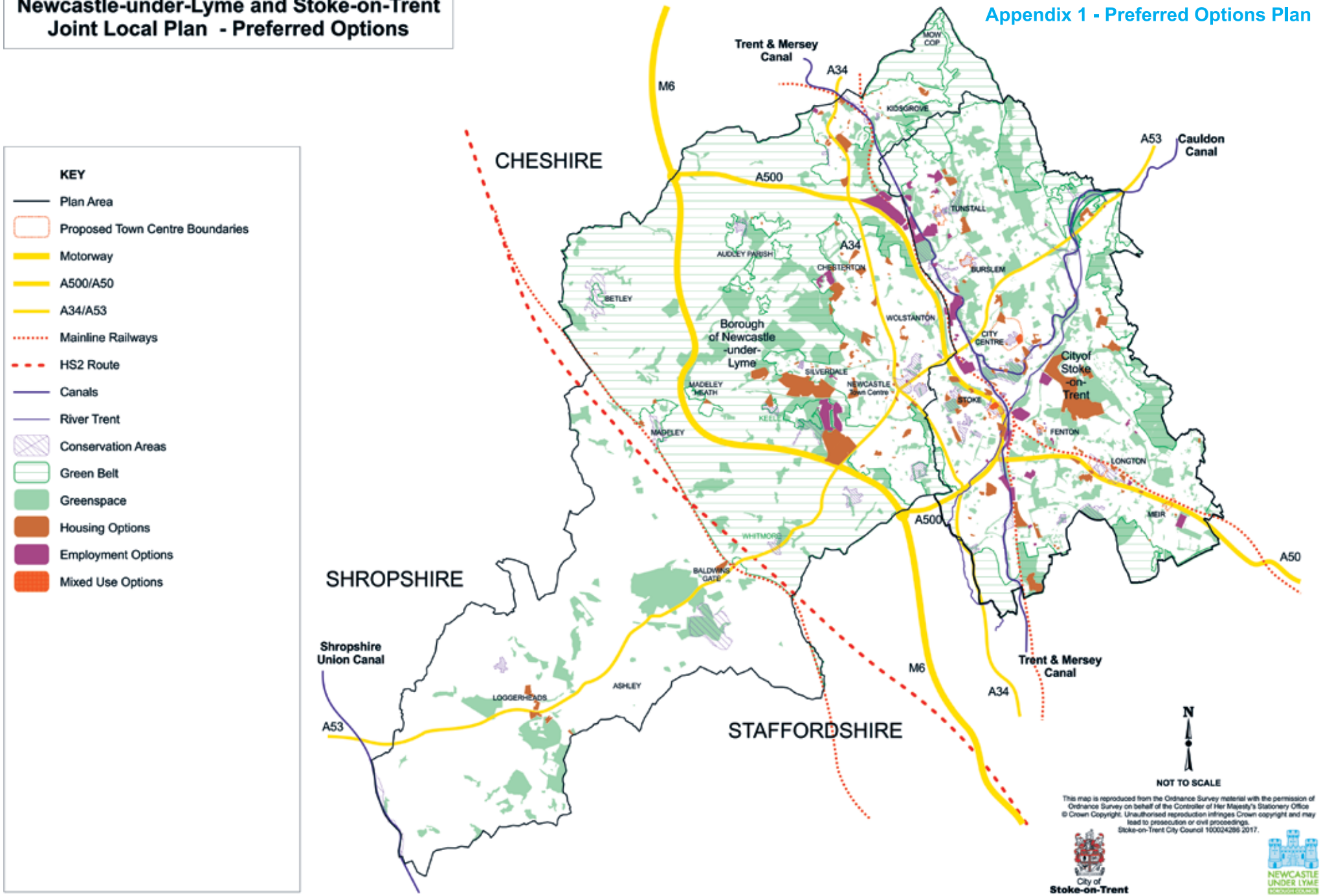
Appendix 5 – Character Areas

Appendix 6 – Joint Local Plan Timetable

Appendix 7 – Glossary

Newcastle-under-Lyme and Stoke-on-Trent Joint Local Plan - Preferred Options

Appendix 1 - Preferred Options Plan



Appendix 2 – Preferred Options Sites

Preferred Employment Sites - Stoke-on-Trent

Character Area	Ward(s)	Employment Land Review Reference	Planning Application Reference	Site Address	Site Area (Hectares)
Abbey Hulton and Bentilee	Bentilee & Ubberley, Sandford Hill	ST66	None	Land at Mossfield Road, Mossfield Industrial Estate	1.55
Baddeley, Milton and Norton	Baddeley, Milton & Norton	ST79 (New Site)	58098	Land at Bellerton Lane, Norton	0.53
Burslem and Moorcroft	Burslem Central	ST80 (New Site)	59916	Land at Newcastle Street, Middleport	1.40
Fenton	Fenton West & Mount Pleasant	ST83	46496	Staffordshire House/Fenton 25, Dewsbury Road	9.00
Fenton	Fenton West & Mount Pleasant	ST84	59067	Former Diamond Gimson Site, Fenton	2.23
Fenton	Fenton West & Mount Pleasant		60224	Land off Dewsbury Road, Fenton	0.15
Hanford, Trentham and Blurton	Blurton West & Newstead	ST75 (New Site)	59691	Newstead Industrial Estate, Plantation Road, Blurton	0.63
Hanford, Trentham and Blurton	Blurton West & Newstead, Hollybush & Longton West	ST86 ST87	55378	Trentham Lakes South	7.11
Hanford, Trentham and Blurton	Hanford & Trentham	ST85	59205	Radial Park, Sideway	4.72
Hanford, Trentham and Blurton	Hollybush & Longton West	ST12	39499	Trentham Lakes North	5.49
Hanford, Trentham and Blurton	Hollybush & Longton West	ST17	None	South Car Park, Stanley Matthews Way, Trentham Lakes	0.74
Hanley and Etruria	Hanley Park & Shelton	ST18	None	Fenton Quarry	7.00
Hanley and Etruria	Etruria & Hanley	ST27	None	Land adjoining GSH House, Forge Lane, Etruria	0.15

Character Area	Ward(s)	Employment Land Review Reference	Planning Application Reference	Site Address	Site Area (Hectares)
Hanley and Etruria	Etruria & Hanley	ST71	56150, 56151	Etruria Valley Phases 3a and 3b, Forge Lane, Etruria	20.35
Hanley and Etruria	Etruria & Hanley	ST81 ST82	52732	Etruria Valley Phase 2a, Forge Lane, Etruria	0.80
Hanley and Etruria	Etruria & Hanley	ST73	48426, 48428	Wades and Trade Park 4, Forge Lane, Etruria	2.84
Hanley and Etruria	Etruria & Hanley	ST9	None	Gas Holder Site, Etruscan Street	0.94
Hanley and Etruria/Stoke	Etruria & Hanley, Hartshill & Basford	ST5	None	Former Slimma Works/ Twyfords Excelsior Works, Cliffe Vale	4.00
Longton, Dresden and Lightwood	Broadway & Longton East	ST64	58794	Former Shires Bathrooms Site, Uttoxeter Road, Longton	0.09
Longton, Dresden and Lightwood	Broadway & Longton East	ST77 (New Site)	55907	191 Uttoxeter Road, Normacot	0.20
Longton, Dresden and Lightwood	Broadway & Longton East	ST78 (New Site)	58117	Land at Gower Street, Longton	0.06
Longton, Dresden and Lightwood	Meir Hay	ST68	40779	Park Hall Business Village, Park Hall Road	0.59
Meir and Weston Coyney	Meir South	ST1	None	Former Johnson Matthey Site, Whittle Road, Meir	8.19
Stoke	Boothen & Oakhill	ST19	59105	Land off Whieldon Road	3.70
Stoke	Boothen & Oakhill	ST20	None	Land at Whieldon Road	2.64
Stoke	Springfields & Trent Vale	ST21	None	Riverside Park off Campbell Road	0.80
Tunstall, Goldenhill and Packmoor	Goldenhill & Sandyford	ST31	60237	Tunstall Arrow	7.15
Tunstall, Goldenhill and Packmoor	Goldenhill & Sandyford	ST34	51067	Chatterley Valley Area 1	3.08

Character Area	Ward(s)	Employment Land Review Reference	Planning Application Reference	Site Address	Site Area (Hectares)
Tunstall, Goldenhill and Packmoor	Goldenhill & Sandyford	ST38	51067	Chatterley Valley Area 2	3.11
Tunstall, Goldenhill and Packmoor	Little Chell & Stanfield	ST39	None	Land adjoining Scotia Business Park, Tunstall	1.37
Tunstall, Goldenhill and Packmoor	Tunstall	ST26	51067	Former Tunstall Sewage Works	10.41
Tunstall, Goldenhill and Packmoor	Tunstall	ST32	None	Former Brownhills Tileries, Harewood Street, Tunstall	9.98
Tunstall, Goldenhill and Packmoor	Tunstall	ST33	None	Land off High Street, Tunstall	1.17
Tunstall, Goldenhill and Packmoor	Tunstall	ST36	51067	Chatterley Valley Area 3	1.05
Tunstall, Goldenhill and Packmoor	Tunstall	ST37	59353	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	6.20
Tunstall, Goldenhill and Packmoor	Tunstall	ST76 (New Site)	56416	Land off Chatterley Road, Tunstall	0.80

Source of Supply	Hectares
Committed Employment Land =	87.41
Remaining Area on Employment Land Review Sites =	42.81
Total Preferred Employment Land Supply =	**130.22**
Employment Land Completed 2013-2017 =	36.93
Total Supply including delivery =	**167.15**

Preferred Employment Sites - Newcastle-under-Lyme

Character Area	Ward(s)	Employment Land Review Reference	Planning Application Reference	Site Address	Site Area (Hectares)
Bradwell	Bradwell	NL4, NL5, NL43	04/00546/OUT 07/00995/OUT	Chatterley Valley, Chatterley, Stoke-On-Trent (Chatterley East, Chatterley South & Chatterley West)	27.56
Keele, Silverdale and Thistleberry	Keele	NL40	15/00190/FUL 11/00058/NMA	IC5, Plot 5 Keele Science Park Phase 3, University of Keele	1.17
Keele, Silverdale and Thistleberry	Keele	NL24		Land to S&E of New Development Site, Keele (KSP4)	12.15
Keele, Silverdale and Thistleberry	Silverdale and Parksite	NL3		Silverdale Business Park, Cemetery Road, Silverdale	0.27
Keele, Silverdale and Thistleberry	Keele	NL40		Keele Science Park Phase 3, University of Keele	12.54
Kidsgrove	Butt Lane	NL37		West Avenue, Kidsgrove	2.05
Newcastle North	Chesterton	NL36	13/00157/FUL	Thorp Precast Ltd, Apedale Road, Chesterton	2.74
Newcastle North	Chesterton	NL36	07/00499/FUL	Plot B, Watermills Road, Chesterton Newcastle, ST5 6AT	0.42
Newcastle North	Chesterton	NL36	14/00205/FUL	Unit 1 Valley Park, Watermills Rd, Chesterton, Newcastle, ST5 6AT	0.22
Newcastle North	Wolstanton	NL10		Former Wolstanton Colliery Stock Yard, Wolstanton (and Centre 500 northernmost plot)	1.53
Newcastle North	Cross Heath	NL21		Land between Lower Milehouse Lane and Brymbo Road	1.4
Newcastle North	Chesterton	NL36		Rowhurst Close, Chesterton	0
Newcastle Town	Cross Heath		14/00806/FUL	Former Garages site, rear of Hempstalls Court, Hempstalls Lane, Newcastle	0.09

Character Area	Ward(s)	Employment Land Review Reference	Planning Application Reference	Site Address	Site Area (Hectares)
Newcastle Town	Town	NL1	16/00008/FUL	Former St Giles And St Georges Primary School, Barracks Road, Newcastle, ST5 1LF	0.61

Source of Supply	Hectares
Committed Employment Land =	28.59
Remaining Area on Employment Land Review Sites =	29.94
Total Preferred Employment Land Supply =	**58.53**
Employment Land Completed 2013-2017 =	4.00
Total Supply including delivery =	**62.53**

Preferred Housing Sites - Stoke-on-Trent

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Abbey Hulton and Bentilee	Eaton Park	0132	Berry Hill High School and Sports College, Bucknall, Stoke-on-Trent, ST2 9LR	7.88	221
Abbey Hulton and Bentilee	Abbey Hulton & Townsend	0140/ 58877	Bucknall Hospital, Eaves Lane, Bucknall, Stoke-on-Trent, ST2 8LD	8.89	201
Abbey Hulton and Bentilee	Bentilee & Ubberley	0292	Land at, Berryhill	50.5	1316
Abbey Hulton and Bentilee	Abbey Hulton & Townsend	0415	Mitchell High School, Bucknall, Stoke-on-Trent, ST2 9EY	6.72	185
Abbey Hulton and Bentilee	Abbey Hulton & Townsend	0651/ 56178	Land adj Blackfriars School, Castle Grove, Abbey Hulton	2.55	175
Abbey Hulton and Bentilee	Abbey Hulton & Townsend	0730	Land to the south of Lillydale Road, Townsend	0.7	22
Baddeley, Milton and Norton	Baddeley, Milton & Norton	0163/ 58470	Corner of, Nursery Lane, Baddeley Green	0.3533	11
Baddeley, Milton and Norton	Baddeley, Milton & Norton	0491	Royal Doulton, Leek New Road, Baddeley Green	6.72	178
Baddeley, Milton and Norton	Ford Green & Smallthorne	0509/ 58728	Smallthorne Working Mens Club, Chetwynd Street, Smallthorne, Stoke-on-Trent, ST6 1PP	0.35	15
Burslem and Moorcroft	Burslem Central	0201/ 51947	Former Co-op Bakery Site, Newport Lane, Middleport, Stoke-on-Trent	1.98	96
Burslem and Moorcroft	Moorcroft	0228	Former Simpsons Pottery, Grange Street, Cobridge, Stoke-on-Trent, ST6 2JT	0.73	37
Burslem and Moorcroft	Moorcroft	0340/ 60432	Land at, Crystal Street, Cobridge	0.62	35
Burslem and Moorcroft	Burslem Central	0341	Land at, Hall Street, Burslem	0.44	23

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Burslem and Moorcroft	Burslem Central	0705	Allotments off Cotterill Grove, Burslem	0.92	56
Etruria and Hanley	Joiner's Square	0152/ 49916	Eastwood Road, Hanley	4.74	263
Etruria and Hanley	Joiner's Square	0153/ 58689	City Waterside	2.91	111
Etruria and Hanley	Joiner's Square	0154/ 59772	Ludlow Street, Hanley (Land at Bucknall New Road)	0.91	58
Etruria and Hanley	Joiner's Square	0173/ 48757	Edinburgh House, YMCA, Harding Road, Hanley	1.49	40
Etruria and Hanley	Etruria & Hanley	0221/ 60432	Former pottery works, Crane Street, Cobridge	4.07	193
Etruria and Hanley	Birches Head & Central Forest Park	0303/ 59715	Land at, Elstree Grove, Birches Head, Stoke On Trent, ST1 6UB	0.33	3
Etruria and Hanley	Hanley Park & Shelton	0319/ 57831	Land at, Norfolk Street, Norfolk Street, Shelton, Stoke-on-Trent	0.36	20
Etruria and Hanley	Birches Head & Central Forest Park	0363	Land off, Leek Road, Northwood, ST1 6AT	0.31	13
Etruria and Hanley	Joiner's Square	0364	Land off, Lichfield Street, Hanley	0.44	33
Etruria and Hanley	Joiner's Square	0410	Melville Street/Wooliscroft Factory, Berryhill and Hanley East, Stoke-on-Trent, Staffordshire,ST1 3LY	0.89	58
Etruria and Hanley	Joiner's Square	0438	Botteslow Street, Hanley	1.2	77
Etruria and Hanley	Etruria & Hanley	0442/ 53314	Cobridge Road, Etruria	5.64	300
Etruria and Hanley	Hanley Park & Shelton	0481	Newlands Street, Shelton	1.05	18
Etruria and Hanley	Joiner's Square	0483	Johnson Matthey, Joiners Square	1.81	116

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Etruria and Hanley	Hanley Park & Shelton	0666/ 58335	Shelton Pool, Simon Place, Shelton, Stoke-on-Trent, ST4 2DD and adjacent Shelton Day Centre, Cemetery Road, Shelton, Stoke on Trent, ST4 2DL	0.94	23
Etruria and Hanley	Joiner's Square	0761	Joiners Square Allotments, between Leek Road and Ridgway Road, Joiners Square	0.79	51
Etruria and Hanley	Hanley Park & Shelton	0838/ 61450	Stoke-on-Trent, College Road	1.04	840
Etruria and Hanley	Etruria & Hanley	0844	Land at Smithfield, Hanley	0.34	300
Fenton	Fenton East	0187	Foley Goods Yard, Bute Street, Fenton	1	56
Fenton	Fenton West & Mount Pleasant	0240	Hamilton Training Service, Glebedale Road, Fenton, ST4 3AQ	0.42	19
Fenton	Fenton East	0370	Land off, Baron Street, Fenton	0.85	50
Fenton	Fenton West & Mount Pleasant	0758	Land off City Road, Fenton	1.31	52
Hanford, Trentham and Blurton	Hollybush & Longton West	0172	Edensor Technology School, Edensor Road, Longton	6.8	428
Hanford, Trentham and Blurton	Blurton West and Newstead	0331/ 53413	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	6.42	260
Hanford, Trentham and Blurton	Hanford & Trentham	0334/ 54189	Land at, Wilson Road, Hanford	1.36	13
Hanford, Trentham and Blurton	Hanford & Trentham	0369	Land off, Wilson Road, Hanford, Stoke-on-Trent, ST4 8QT	9.81	274
Hanford, Trentham and Blurton	Blurton West and Newstead	0375	Land off, Magdalen Road, Blurton	4.18	95

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Hanford, Trentham and Blurton	Blurton West and Newstead	0519	Swallows Nest PH, Ufton Close, Newstead	0.34	18
Hanford, Trentham and Blurton	Blurton West and Newstead	0541/ 55286	Wedgwood Estate (Phase 3 -The Oaks), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	4.23	29
Hanford, Trentham and Blurton	Blurton West and Newstead	0543/ 55286	Wedgwood Estate Phase 1 The Lakeside, Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	6.17	27
Hanford, Trentham and Blurton	Blurton West and Newstead	0562	Land at Umberleigh Road, Blurton, and other land, ST3 3ND and Public Open Space at Newstead	0.81	22
Hanford, Trentham and Blurton	Hanford & Trentham	0662/ 58702	Former Edith Beddow Residential Home (Site only), New Inn Lane, Hanford, Stoke-on-Trent, ST4 8EZ	0.43	14
Hanford, Trentham and Blurton	Blurton West and Newstead	0675/ 55286	Wedgwood Estate (Phase2 The Village), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	5.98	120
Hanford, Trentham and Blurton	Hanford & Trentham	0752/ 60629	Trentham Library & Ron Boulton Scout House, Trentley Road	0.54	6
Hanford, Trentham and Blurton	Hollybush & Longton West	0766	Land at Power Grove, Hollybush, Longton	2.09	132
Hanford, Trentham and Blurton	Hollybush & Longton West	0767	Coronation Avenue Development Land, off Heathcote Road, Longton	1.09	78
Longton, Dresden and Lightwood	Broadway & Longton East	0196	Former Blythe and Sutherland Works,Sutherland Road, Longton	2.04	80
Longton, Dresden and Lightwood	Lightwood North & Normacot	0379/ 53385	Land off, Wren View, Normacot	0.59	19

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Longton, Dresden and Lightwood	Broadway & Longton East	0433	Portland Works, Sutherland Road, Longton	1.4	56
Longton, Dresden and Lightwood	Broadway & Longton East	0468	Pottery, Sutherland Road, Longton	0.38	19
Longton, Dresden and Lightwood	Lightwood North & Normacot	0774	Development Land at Bengry Road, Longton	0.69	28
Meir and Weston Coyney	Meir South	0274/ 60447	Land adjacent to 658, Lightwood Road, Lightwood	0.21	8
Meir and Weston Coyney	Weston Coyney	0315/ 51722	Land at, Main Street/ Flint Street/ Gate Street, Weston Coyney	2.15	11
Meir and Weston Coyney	Meir South	0342	Land at, Harrowby Road, Meir	0.3	11
Stoke	Springfields & Trent Vale	0129	Bird In Hand, 942 London Road, Stoke On Trent, ST4 5NX	0.33	24
Stoke	Penkhull & Stoke	0193/ 56801	Former Ashfields Cottages, Sturgess Street, Stoke on Trent	0.62	43
Stoke	Hartshill and Basford Ward	0206/ 59600	Former Dyson Thermal Technologies, Shelton New Road, Hartshill, Stoke-on-Trent, ST4 6EP	4.57	131
Stoke	Hartshill and Basford Ward	0229/ 55314	Former St Dominic's School, Hartshill Road, Stoke-on-Trent, ST4 7LY	1.28	29
Stoke	Penkhull & Stoke	0297/ 51841	Land at, Central Outpatients/Central Pathology Laboratory, Thornburrow Drive, Hartshill, Stoke-on-Trent	2.36	69
Stoke	Penkhull & Stoke	0320/ 52839	Land at, North Staffordshire Royal Infirmary, Princes Road / Queens Road, Hartshill, Stoke on Trent	8.75	236
Stoke	Hartshill and Basford Ward	0426/ 59223	Minton Hollins (land) (employment), Shelton Old Road, Stoke	2.79	485

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Stoke	Hartshill and Basford Ward	0503/ 59219	Site at Former Irish Club, 27 North Street, Stoke On Trent, ST4 7DQ	0.4	300
Stoke	Penkhull & Stoke	0512	Spode Works (residential element but full site area shown), Elenora Street, Stoke	4.07	300
Stoke	Penkhull & Stoke	0515/ 59042	St Peters High School, Queens Road, Penkhull	1.98	61
Stoke	Boothen & Oakhill	0539/ 61254	Victoria Ground, Boothen Old Road, Stoke	6.7	200
Stoke	Penkhull & Stoke	0744	Land to the east of Wain Drive, Penkhull, Stoke	5.47	191
Stoke	Penkhull & Stoke	0839/ 58372	Land to side and rear of London House, London Road, Stoke-on-Trent	0.43	202
Tunstall, Goldenhill and Packmoor	Goldenhill & Sandyford	0198/ 49728	Former Clanway Brickworks, off James Brindley Way, Sandyford, Stoke-on-Trent ST6 5NW	1.66	53
Tunstall, Goldenhill and Packmoor	Tunstall	0222	Former pottery, Parsonage Street, Tunstall	0.49	28
Tunstall, Goldenhill and Packmoor	Tunstall	0232/ 55794	Former Tunstall Health Centre, Dunning Street, Tunstall, Stoke-on-Trent , ST6 5AP	0.47	19
Tunstall, Goldenhill and Packmoor	Bradeley & Chell Heath	0245	Heathfield Special School, Chell Heath Road, Chell Heath, Stoke on Trent, ST6 6PD	1.08	35
Tunstall, Goldenhill and Packmoor	Tunstall	0304/ 56967	Land at, Furlong Road, Tunstall, Stoke-on-Trent	0.91	29
Tunstall, Goldenhill and Packmoor	Little Chell & Stanfield	0351	Land between Huntilee Road and Scotia Road, Scotia Road, Tunstall	9.2	258
Tunstall, Goldenhill and Packmoor	Great Chell & Packmoor	0545/ 56179	Westcliffe Hospital, Turnhurst Road, Chell, Stoke-on-Trent	2.09	140

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Tunstall, Goldenhill and Packmoor	Tunstall	0560	Former Clanway Stadium, James Brindley Way	6.72	281
Tunstall, Goldenhill and Packmoor	Bradeley & Chell Heath	0693	Land Behind Canterbury Drive, Chell Heath (Former Burnwood High Playing Fields)	2.49	174

Source of Supply - Stoke-on-Trent	Number of dwellings
Preferred Housing Sites Total =	10,301
Housing Completions 2013 - 2017 =	2,235
Remaining capacity on sites with Planning Permission (outside the SHLAA) =	1,164
Windfall Allowance =	3,192
Total Supply including delivery =	**16,892**

Preferred Housing Sites - Newcastle-under-Lyme

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Audley and Bignall End	Audley and Bignall End	AB11 / 16/00273/FUL	Ravens Close, Bignall End	0.17	6
Audley and Bignall End	Audley and Bignall End	AB17 / 15/00692/FUL	Former working men's club, New Road, Audley	0.33	12
Audley and Bignall End	Halmerend	HM24 / 15/00588/REM	Land Rear Of Boars Head, High Street Halmerend	0.16	8
Betley, Balterley and Wrinehill	Halmerend	HM25 / 15/00759/FUL	Blue Bell Inn, New Road, Wrinehill	0.21	5
Betley, Balterley and Wrinehill	Halmerend	HM3 / 06/00984/FUL	Wrinehill Garage Main Road	0.16	7
Chapel & Hill Chorton, Maer & Aston and Whitmore	Loggerheads and Whitmore	LW33 / 16/00676/REM	Land at Baldwin's Gate Farm, Baldwin's Gate	5.89	109
Chapel & Hill Chorton, Maer & Aston and Whitmore	Loggerheads and Whitmore	LW36 / 16/00609/FUL	Land Adjacent The Sheet Anchor Newcastle Road Whitmore ST5 5BU	0.48	7
Keele, Silverdale and Thistleberry	Keele	KL14	Land south east of Keele University	26.1	104
Keele, Silverdale and Thistleberry	Keele	KL16 / 13/00970/OUT	Land off Pepper Street, Keele	14.07	100
Keele, Silverdale and Thistleberry	Keele	KL17 / 15/01004/FUL	The Hawthorns, Keele (West)	5.69	83
Keele, Silverdale and Thistleberry	Silverdale and Parksite	SP11	Former Keele Municipal Golf Course	81.01	1800
Keele, Silverdale and Thistleberry	Silverdale and Parksite	SP15 / 11/00284/FUL	Former Site Of Silverdale Station, Station Road, Silverdale	0.62	23

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Keele, Silverdale and Thistleberry	Thistleberry	TB19	Land off Whitmore Road, Seabridge	45.31	550
Keele, Silverdale and Thistleberry	Thistleberry	TB22 / 16/00405/REM	35 Higherland, Newcastle	0.2	12
Keele, Silverdale and Thistleberry	Thistleberry	TB23	Land west of Galingale View, Thistleberry	4.14	66
Keele, Silverdale and Thistleberry	Thistleberry	TB5 / 15/01085/OUT	Keele Road, Newcastle (Hamptons Scrapyard and land to the west)	4.99	138
Keele, Silverdale and Thistleberry	Thistleberry	TB7	Orme Road, (Orme Centre)	0.36	14
Kidsgrove	Butt Lane	BL18	Clough Hall Playing Fields, Talke	13.25	424
Kidsgrove	Butt Lane	BL20 / 13/00266/FUL	Land Off Slacken Lane Kidsgrove	0.54	6
Kidsgrove	Butt Lane	BL21 / 15/00916/REM	Land S of West Avenue, W of Church Street/ Congleton Road, and N of Linley Road, Butt Lane	6.58	90
Kidsgrove	Butt Lane	BL23 / 14/00767/FUL	Former Woodshutts Inn, Lower Ash Road, Kidsgrove	0.51	22
Kidsgrove	Butt Lane	BL24 / 14/00027/FUL	Land adjacent 31 Banbury Street, Talke	0.27	13
Kidsgrove	Butt Lane	BL25 / 11/00656/FUL & 14/00266/FUL	Methodist Church, Chapel Street, Butt Lane	0.1	10
Kidsgrove	Butt Lane	BL26 / 15/00452/FUL	33 - 33A Lower Ash Road, Kidsgrove	0.15	6
Kidsgrove	Butt Lane	BL3	Land at Slacken Lane, Talke	1.63	55
Kidsgrove	Butt Lane	BL8 / 15/00368/OUT	Land to the south of West Avenue, Kidsgrove	1.41	44
Kidsgrove	Kidsgrove	KG12	Land at Newchapel Road, Newchapel	2.52	80

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Kidsgrove	Kidsgrove	KG13	Land at Pennyfields Road, Newchapel	1.85	51
Kidsgrove	Kidsgrove	KG15 / 14/00890/DEEM3	Former Garages at Gloucester Road	0.29	8
Kidsgrove	Kidsgrove	KG16	Lock Up Garages Sussex Drive Kidsgrove	0.133	6
Kidsgrove	Kidsgrove	KG6 / 11/00494/FUL	William Road, Kidsgrove (site of the Galley PH)	0.18	10
Kidsgrove	Kidsgrove	KG9	Land at Gloucester Rd, Kidsgrove	0.73	24
Kidsgrove	Ravenscliffe	RC1	Land at Heathcote St, Kidsgrove	0.27	10
Kidsgrove	Ravenscliffe	RC6	Land at Valentine Road, Kidsgrove	0.17	6
Kidsgrove	Ravenscliffe	RC8 / 15/00818/FUL	Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	0.38	8
Kidsgrove	Talke	TK12	Chester Road (former Talke Library), Talke	0.11	5
Kidsgrove	Talke	TK17	Land of St Martins Road, Talke (A)	4.82	41
Kidsgrove	Talke	TK2	Thomas Street, Talke	0.41	10
Kidsgrove	Talke	TK22 / 08/00014/FUL	Former Talke Social Club, Coal Pit Hill, Talke	0.03	8
Kidsgrove	Talke	TK4 / 16/00874/FUL	Walton Grove/Coppice View, Talke Pits	0.41	10
Kidsgrove	Talke	TK5	Imperial Works, Coalpit Hill, Talke	1.05	32
Kidsgrove	Talke	TK6	Hill Top Primary and Talke Youth Centre, Talke	0.89	18
Loggerheads	Loggerheads and Whitmore	LW12 / 15/00015/OUT	Tadgedale Quarry, Mucklestone Road, Loggerheads	5.84	128

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Loggerheads	Loggerheads and Whitmore	LW13 / 16/00784/REM	Mucklestone Road, Loggerheads	3.78	78
Loggerheads	Loggerheads and Whitmore	LW17	Eccleshall Road, Loggerheads	2.47	55
Loggerheads	Loggerheads and Whitmore	LW31	Market Drayton Rd, Loggerheads	4.56	51
Loggerheads	Loggerheads and Whitmore	LW34 / 15/00448/OUT	Land NE of Eccleshall Road/ SE of Pinewood Road/NW of Lower Road, Hook Gate	1.14	16
Madeley	Madeley	MD10	Land at Marley Tiles (1), Keele Works, Madeley Heath	1.75	45
Madeley	Madeley	MD31 / 14/00930/OUT	Land off New Road	1.1	32
Madeley	Madeley	MD32 / 13/00990/OUT	Land Adjacent to Rowley House Moss lane	1.63	42
Madeley	Madeley	MD35 / 14/00132/FUL	Moss Farm, Bower End Lane, Madeley	0.18	5
Newcastle North	Bradwell	BW13 / 16/00103/FUL	Bradwell Lane, Bradwell (Land rear of 166-168)	0.19	6
Newcastle North	Bradwell	BW16	Talke Road (playing fields), Bradwell	2.58	103
Newcastle North	Bradwell	BW9	Clayhanger Close, Bradwell	2.62	105
Newcastle North	Cross Heath	CH10 / 15/00699/FUL	Ashfields New Road (land adj Sainsburys)	0.65	34
Newcastle North	Cross Heath	CH3	Land at Hoon Avenue, Newcastle	3.79	133
Newcastle North	Cross Heath	CH4	Wilmott Drive, Cross Heath, Newcastle-under-Lyme	8.7	250
Newcastle North	Chesterton	CT10	Parkhouse Road West, Chesterton	4.4	100

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Newcastle North	Chesterton	CT12	Dragon Square, Rosevale Court, Chesterton	0.35	16
Newcastle North	Chesterton	CT13	Heathcote Street, Chesterton (Chesterton Ex-Servicemens Club)	0.1	5
Newcastle North	Chesterton	CT16	Brick Kiln Lane, Chesterton	4.81	144
Newcastle North	Chesterton	CT17	High Street/Lion Grove, Chesterton	0.19	9
Newcastle North	Chesterton	CT21 / 13/00974/OUT	Land Off Watermills Road	1.43	65
Newcastle North	Chesterton	CT22 / 17/00417/FUL	Ex Servicemens Club Heathcote Street	0.31	19
Newcastle North	Chesterton	CT23 / 10/00480/FUL	Corona Park, Sandford Street, Chesterton	0.3	8
Newcastle North	Chesterton	CT3	Deans Lane, Red Street	1.47	50
Newcastle North	Chesterton	CT9	Hulston Site, Birch House Road, Chesterton, Newcastle-under-Lyme	0.46	22
Newcastle North	Holditch	HD1 / 15/01081/FUL	Brittain Avenue, Chesterton	0.18	7
Newcastle North	Holditch	HD12	London Road, Chesterton	2.59	75
Newcastle North	Holditch	HD14	Land west of Loomer Road, Holditch	2.27	91
Newcastle North	Holditch	HD18 / 09/00155/FUL	London Road, Chesterton (Bennett Arms)	0.15	7
Newcastle North	Holditch	HD24 / 13/00525/OUT	Land Between Apedale Road and Palatine Drive	16.24	350
Newcastle North	Holditch	HD25 / 16/00623/REM	Midland House, London Road, Chesterton	0.16	14
Newcastle North	Knutton and Silverdale	KS10	Land south of Church Lane, Knutton (land at b)	0.33	13

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Newcastle North	Knutton and Silverdale	KS14	Cherry Hill Lane, Silverdale (land at Cherry Hill Farm)	0.27	13
Newcastle North	Knutton and Silverdale	KS16	The Forge, Knutton Lane, Knutton	0.19	9
Newcastle North	Knutton and Silverdale	KS17	Knutton Recreation Centre, Knutton Lane	2.16	87
Newcastle North	Knutton and Silverdale	KS18	Land at Nash Street, Knutton	0.29	8
Newcastle North	Knutton and Silverdale	KS19 / 16/00088/FUL	Land at junction of Church Street and Chapel Street	0.12	6
Newcastle North	Knutton and Silverdale	KS20 / 14/00855/FUL	Land off Lichfield Close, Silverdale	0.39	8
Newcastle North	Knutton and Silverdale	KS21 / 14/00531/FUL	Chapel Court, Chapel Street, Silverdale	0.28	6
Newcastle North	Silverdale and Parksite	KS23 / 15/00493/FUL	Crown Inn, Crown Street, Silverdale	0.055	6
Newcastle North	Knutton and Silverdale	KS24	Land south of St Bernard's Rd	0.19	9
Newcastle North	Knutton and Silverdale	KS25	Land off Camillus Rd, Knutton	0.2	9
Newcastle North	Knutton and Silverdale	KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	3.75	150
Newcastle North	May Bank	MB8 / 14/00521/FUL	Former Victoria Court, Brampton Road, May Bank	0.16	6
Newcastle North	Wolstanton	WS5	Land at Morris Square, Wolstanton	0.24	6
Newcastle South	Seabridge	SB8	Land between Seabridge Lane and Roe Lane Playing Fields, Westlands	0.18	7
Newcastle South	Westlands	WL11	Seabridge Hall and Grounds, Seabridge Lane	0.65	22
Newcastle South	Westlands	WL15 / 14/00284/FUL	Priory Day Centre, Lymewood Grove, Newcastle	0.66	13

Character Area	Ward(s)	SHLAA Ref/Planning Application No.	Site Address	Site Area (Hectares)	Capacity
Newcastle South	Westlands	WL2	Clayton Rd (Near Orchard House)	0.87	26
Newcastle South	Westlands	WL6	Queensway, Westlands, Newcastle	0.15	5
Newcastle South	Westlands	WL7	Clayton Road, Clayton	3.69	118
Newcastle South	Westlands	WL9	Ash Way, Seabridge (Seabridge Centre)	2.4	77
Newcastle Town	Newcastle Town	TC17 / 15/00652/FUL	Centurian House, West Street	0.02	6
Newcastle Town	Newcastle Town	TC18	Water St (Former Police Station)	0.2	10
Newcastle Town	Newcastle Town	TC23 / 16/00494/REM	York Street, Newcastle	0.09	6
Newcastle Town	Newcastle Town	TC26	London Rd, Newcastle (former Bristol St Motors)	1.41	499
Newcastle Town	Newcastle Town	TC29	Victoria Street, Newcastle (7)	0.06	10
Newcastle Town	Newcastle Town	TC3	Liverpool Road, Cross Heath (Bus Depot)	0.82	35
Newcastle Town	Newcastle Town	TC32 / 14/00477/FUL	Newcastle Baptist Church, London Road, Newcastle	0.09	22
Newcastle Town	Newcastle Town	TC5 / 15/00498/FUL	Lower St. (former Maxims nightclub)	0.42	28
Newcastle Town	Newcastle Town	TC9	Old Sainsburys Site B, Newcastle	0.24	41

Source of Supply - Newcastle-under-Lyme	Number of dwellings
Preferred Housing Sites Total =	7,367
Housing Completions 2013 - 2017 =	1,080
Remaining capacity on sites with Planning Permission (outside the SHLAA) =	289
Windfall Allowance =	885
Total Supply including delivery =	**9,621**

Appendix 3 – List of Centres

Tier 3 – Newcastle-under-Lyme District Centres
Chesterton; Silverdale and Wolstanton
Tier 3 - SOT Local Centres
Abbey Hulton - Leek Road; Basford - Etruria Road; Bentilee - Devonshire Square; Blurton – Finstock Avenue; Fenton - King Street; Fenton - Victoria Road; Goldenhill – High Street; Hanford - Mayne Street; Hartshill - Hartshill Road; Middleport - Newcastle Street; Milton - Leek Road/Millrise Road; Normacot - Uttoxeter Road; Norton Park - Leek New Road; Smallthorne - Ford Green Road and Trentham Lakes – Stanley Matthews Way
Tier 4a Newcastle-under-Lyme Rural Centres
Loggerheads; Madeley; Audley; Baldwin's Gate and Halmer End
Tier 4b - SOT Neighbourhood Centres
Abbey Hulton - Abbots Road; Baddeley Green - Baddeley Green Lane; Bank Top - High Lane; Bentilee - Beverley Drive; Bentilee - Ford Hayes Lane; Berry Hill - Twigg Street; Birches Head - Diana Road; Blurton - Blurton Road; Blurton - Nashe Drive; Blurton - Wimborne Avenue; Bradeley - Joyce Avenue; Bucknall - Werrington Road; Chell Heath – Chell Heath Road; Dresden - Carlisle Street; Dresden - Trentham Road; Eaton Park - Southall Way; Great Chell – Biddulph Road; Harpfield - Woodberry Close; Heron Cross - Heron Street/Grove Road; Hollybush - Blurton Road; Lightwood - Belgrave Road; Meir Hay - Amison Street; Meir Park - Lysander Road; Northwood - Keelings Road; Norton – Knypersley Road; Norton - Pinfold Avenue; Oakhill - London Road; Penkhull - Manor Court Road; Sandford Hill - Heathcote Street; Shelton - College Road; Shelton - Stoke Road; Sneyd Green - Milton Road; Trentham - The Lea; Trentham - Werburgh Drive; Weston Coyney - New Kingsway and Weston Coyney - Westonfields Drive.
Tier 4b Newcastle-under-Lyme Neighbourhood Centres
Butt Lane, Congleton Road; Porthill, Watlands View; May Bank, High Street; High Street, Knutton Lane; Cross Heath, Liverpool Road; Newcastle, George Street (eastern end); Rookery, High Street; Kidsgrove, Whitehill Road; May Bank, Oxford Road; Parksite, Bath Road; Wolstanton; Dimsdale Parade East; Thistleberry, Paris Avenue; Clayton, Windermere Avenue; Waterhayes, Barbridge Road; Crackley, Birch House Road; Bradwell, Hanbridge Avenue; Clayton, Tyne Way and Clayton, Cambridge Drive.

Vision 2033

"Together Stoke-on-Trent and Newcastle-under-Lyme are great places to live, learn, work and visit with active, healthy and properous communities at their heart. By 2033 the area will provide a great central innovative hub for investment and growth, having increased the amount of high quality employment, retail and residential choice, whilst protecting and enhancing the distinctive historic built and cultural heritage, natural environment and landscapes and minimising the impact on climate change 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 fostering innovation in the science and technology sectors and digital connectivity.

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 **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.

Dynamic & Diverse Neighbourhoods

To **decrease net outward migration** from Stoke-on-Trent and Newcastle-under-Lyme by improving economic competiveness 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, through a range of sites capable of delivering the type and mix of housing

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, improve and enhance the countryside and the **diversity of wildlife and habitats**

To **encourage the development of sustainable Brownfield Land** taking into consideration the need for sustainable 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, to attract more visitors to the area and to support new employment opportunities and job growth.

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, to facilitate the development of leisure, arts and cultural assets** and to increase the number of day and overnight visitors.

To **protect and enhance the heritage** assets 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.**



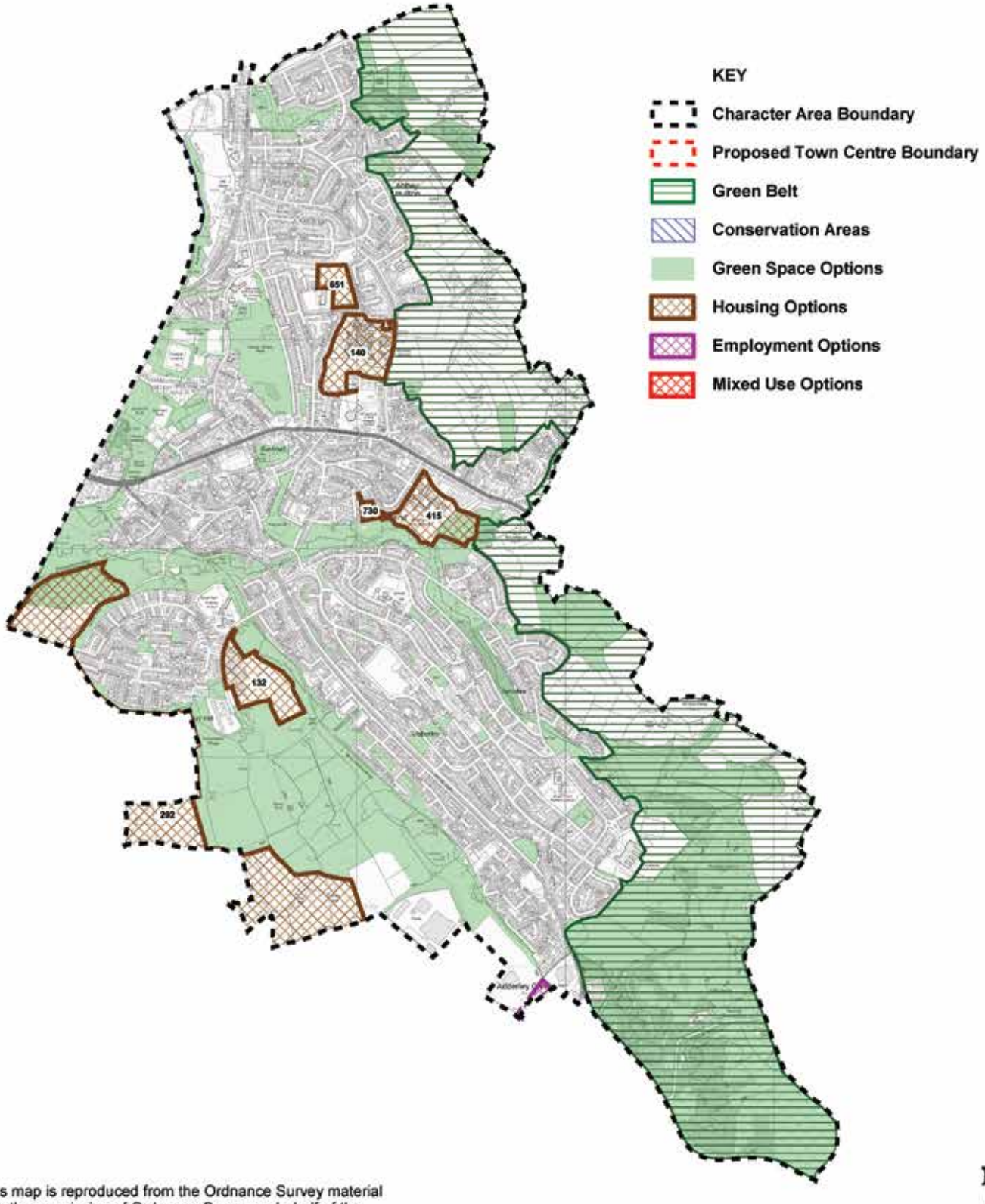
Appendix 5 – Character Areas

Newcastle-under-Lyme	Stoke-on-Trent
Audley and Bignall End	Abbey Hulton and Bentilee
Betley, Balterley and Wrinehill	Baddeley, Milton and Norton
Chapel and Hill Chorlton, Maer, Aston and Whitmore	Burslem and Moorcroft
Keele, Silverdale and Thistleberry	Etruria and Hanley
Kidsgrove	Fenton
Loggerheads	Hanford, Trentham and Blurton
Madeley	Longton, Dresden and Lightwood
Newcastle North	Meir and Weston Coyney
Newcastle South	Stoke
Newcastle Town	Tunstall, Goldenhill and Packmoor

Due to the limitations of the mapping some site labels might not be visible on these maps.

Please contact us either by email – localplan@stoke.gov.uk or by telephone – 01782 235824.

Abbey Hulton and Bentilee Character Area



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Baddeley, Milton and Norton Character Area

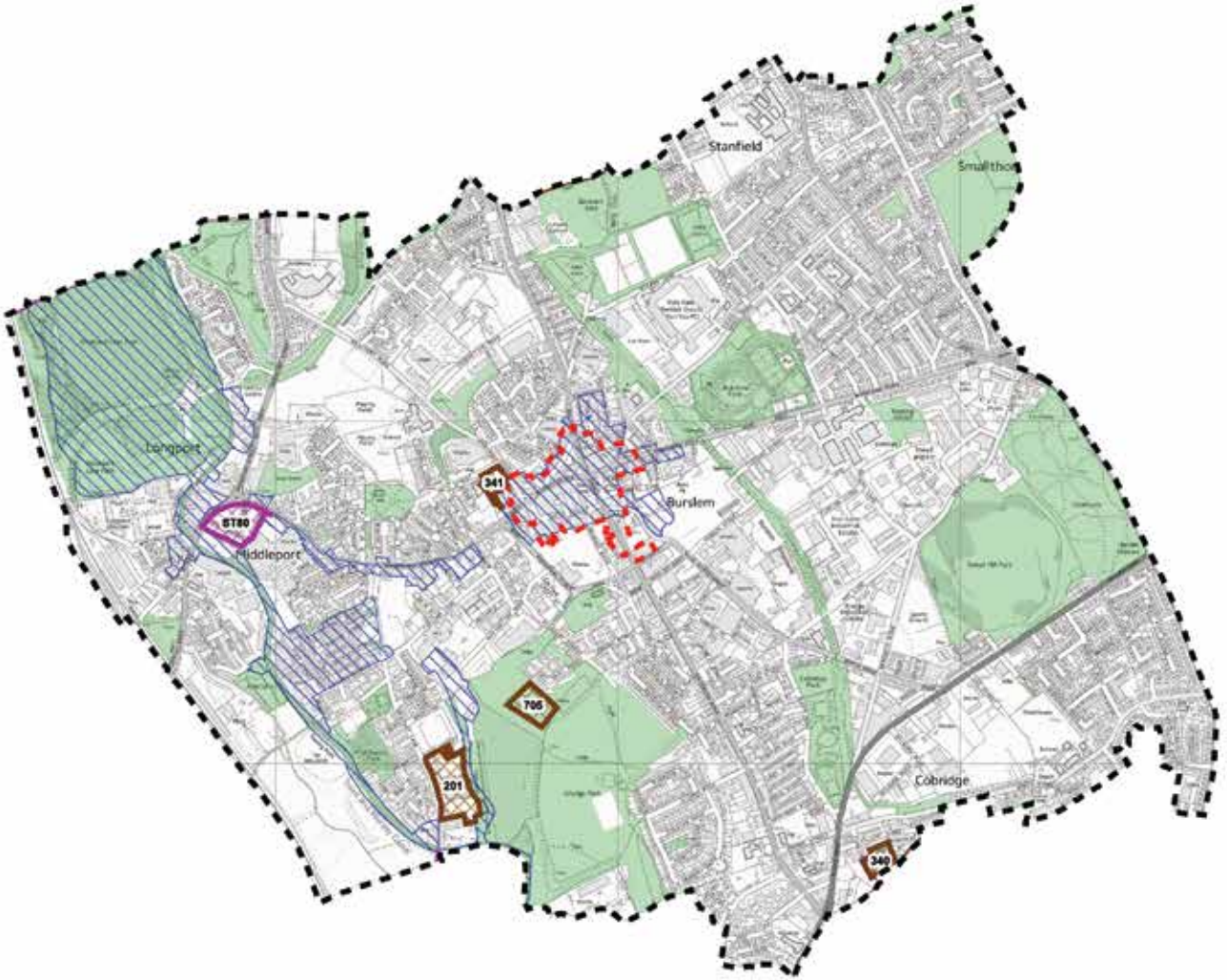


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Burslem and Moorcroft Character Area

KEY

- Character Area Boundary
- Proposed Town Centre Boundary
- Green Belt
- Conservation Areas
- Green Space Options
- Housing Options
- Employment Options
- Mixed Use Options

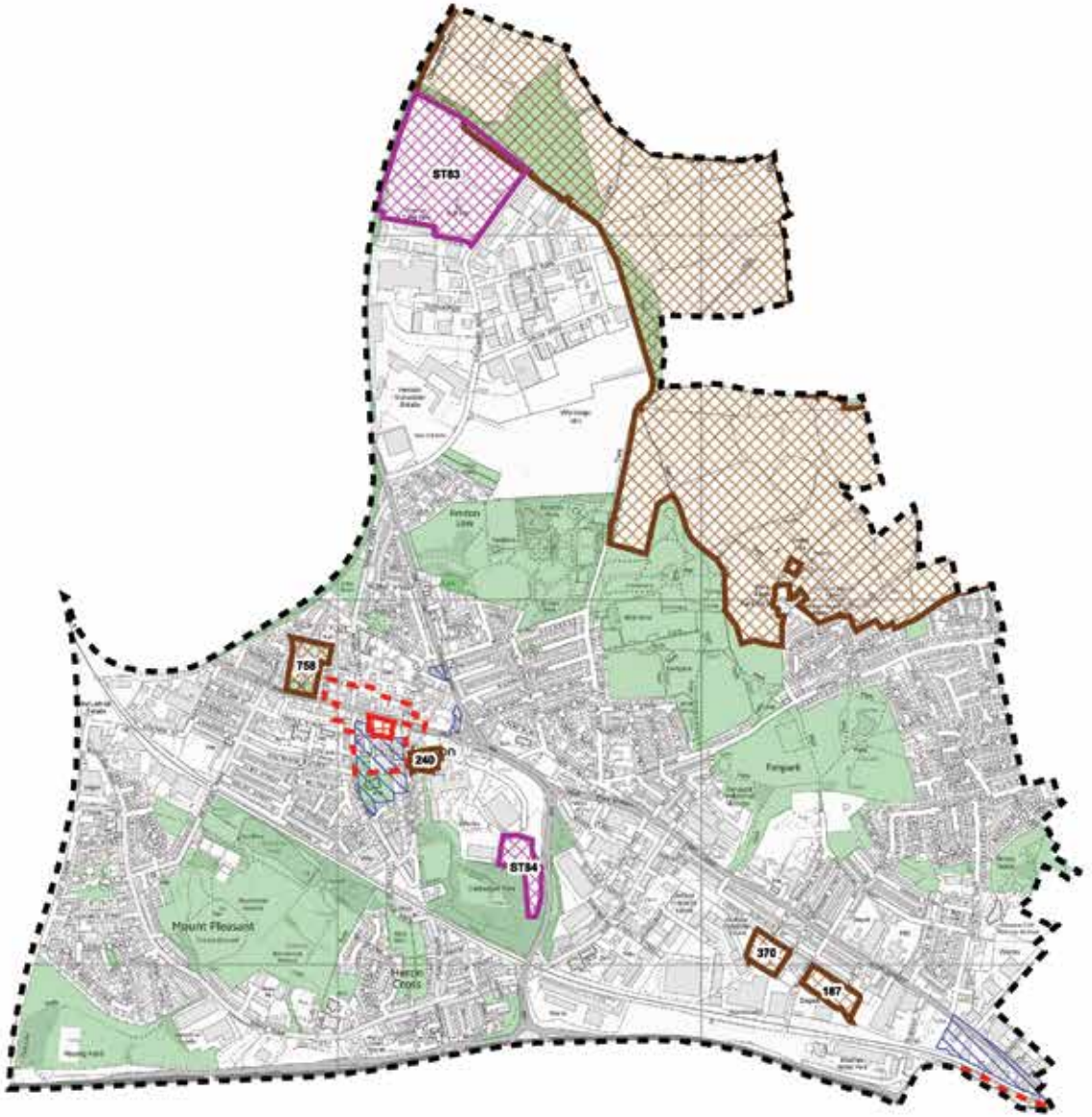


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Fenton Character Area

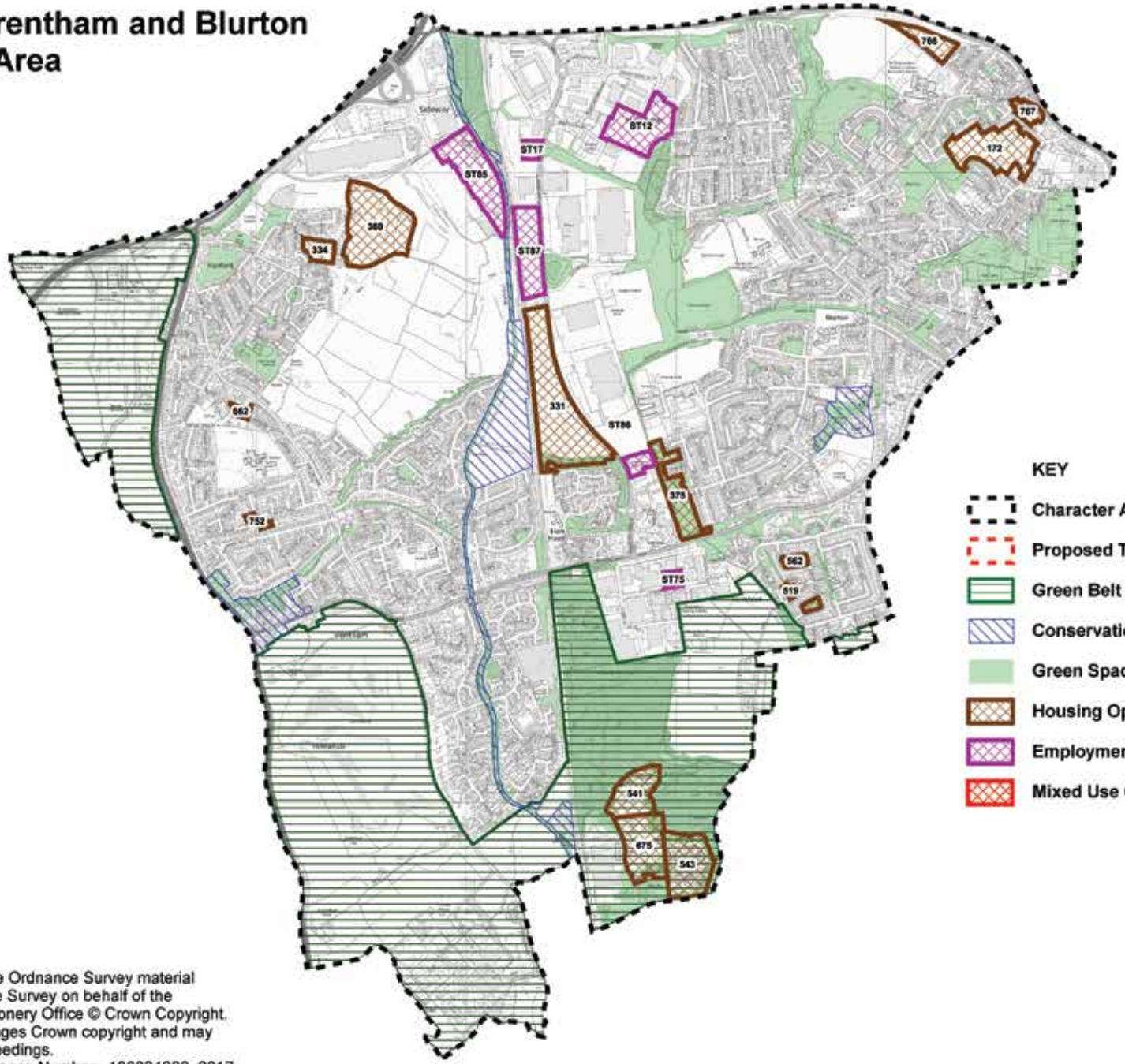
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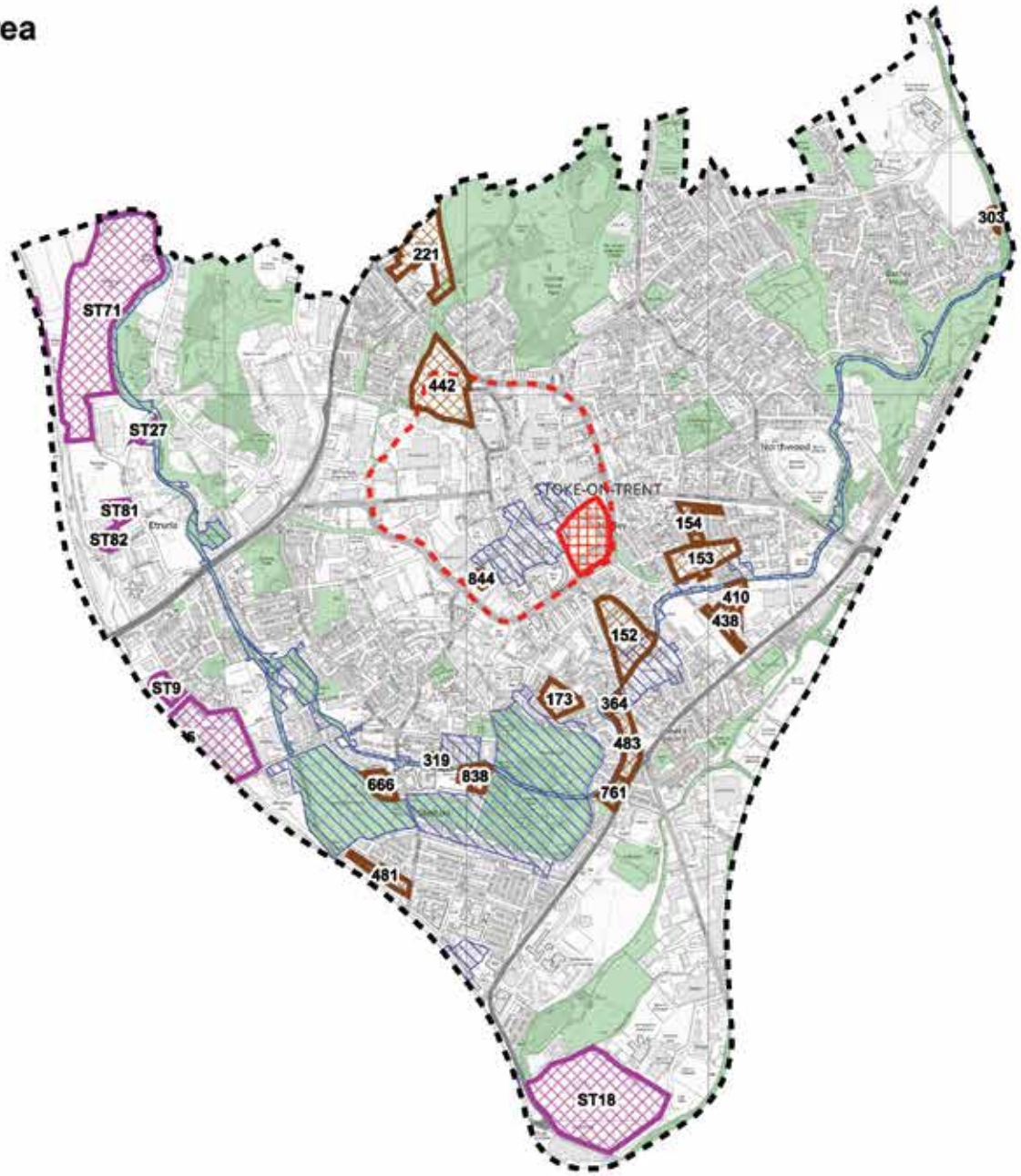
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Hanford, Trentham and Blurton Character Area



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Hanley and Etruria Character Area

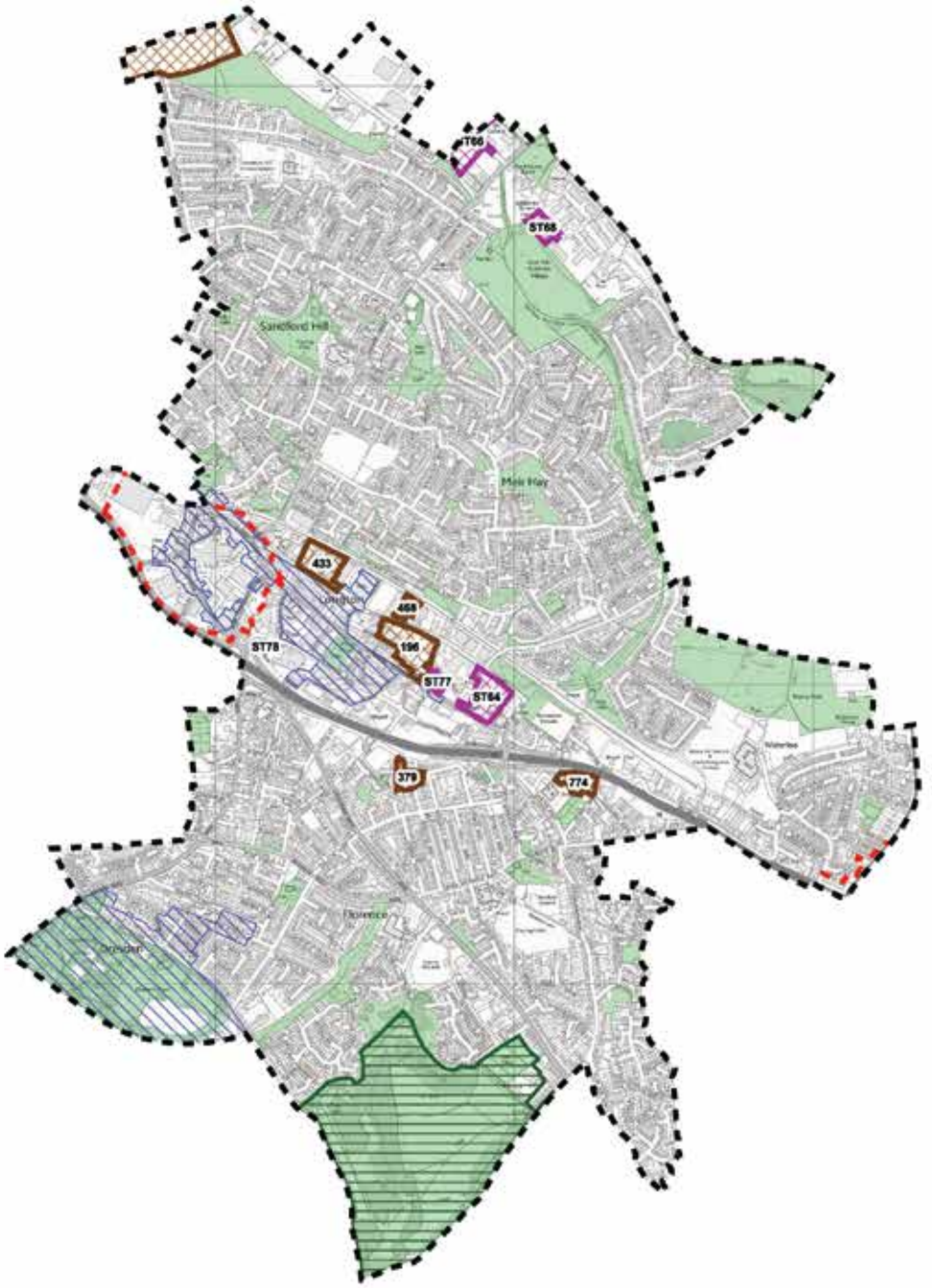


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Longton, Dresden and Lightwood Character Area

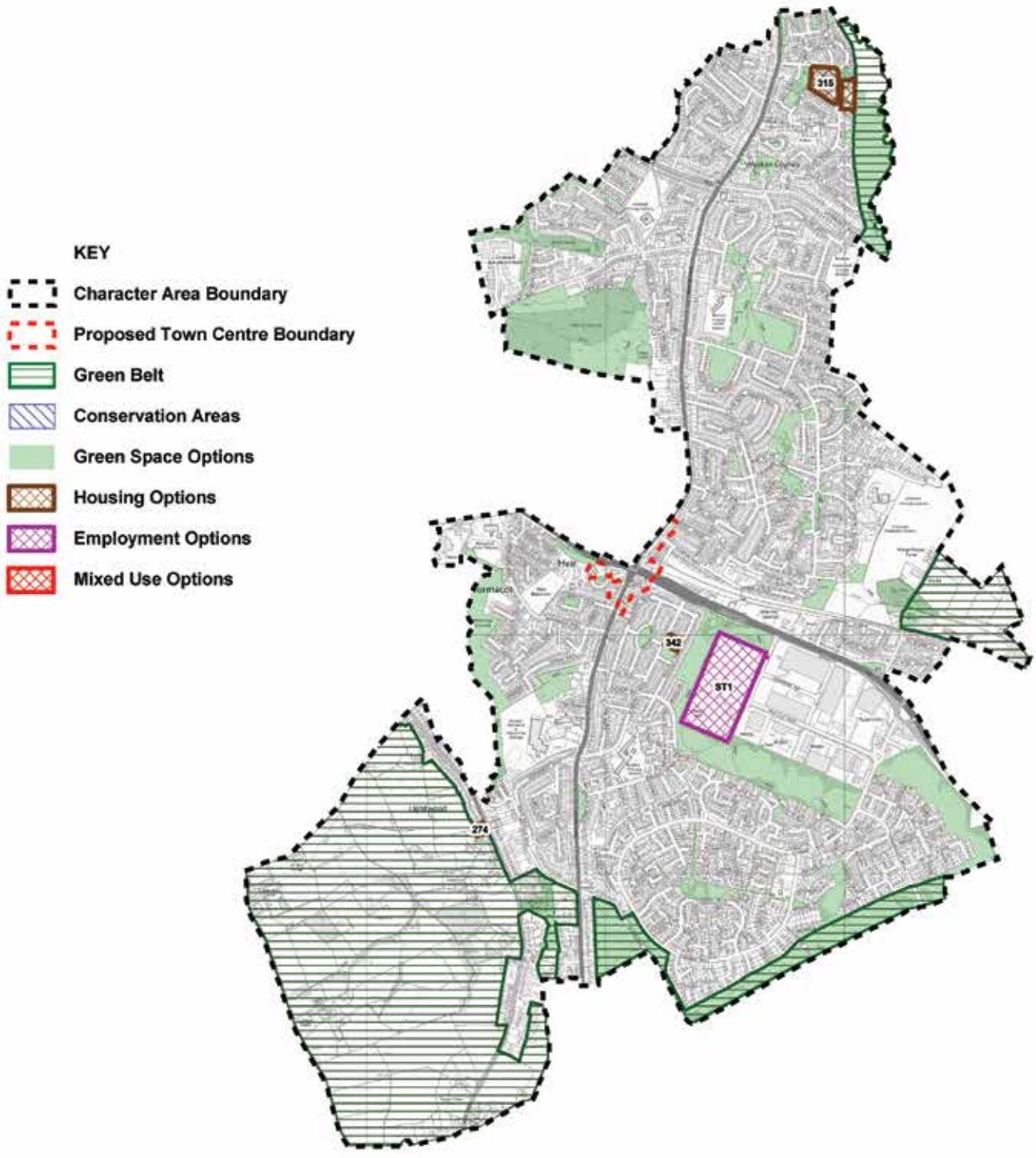


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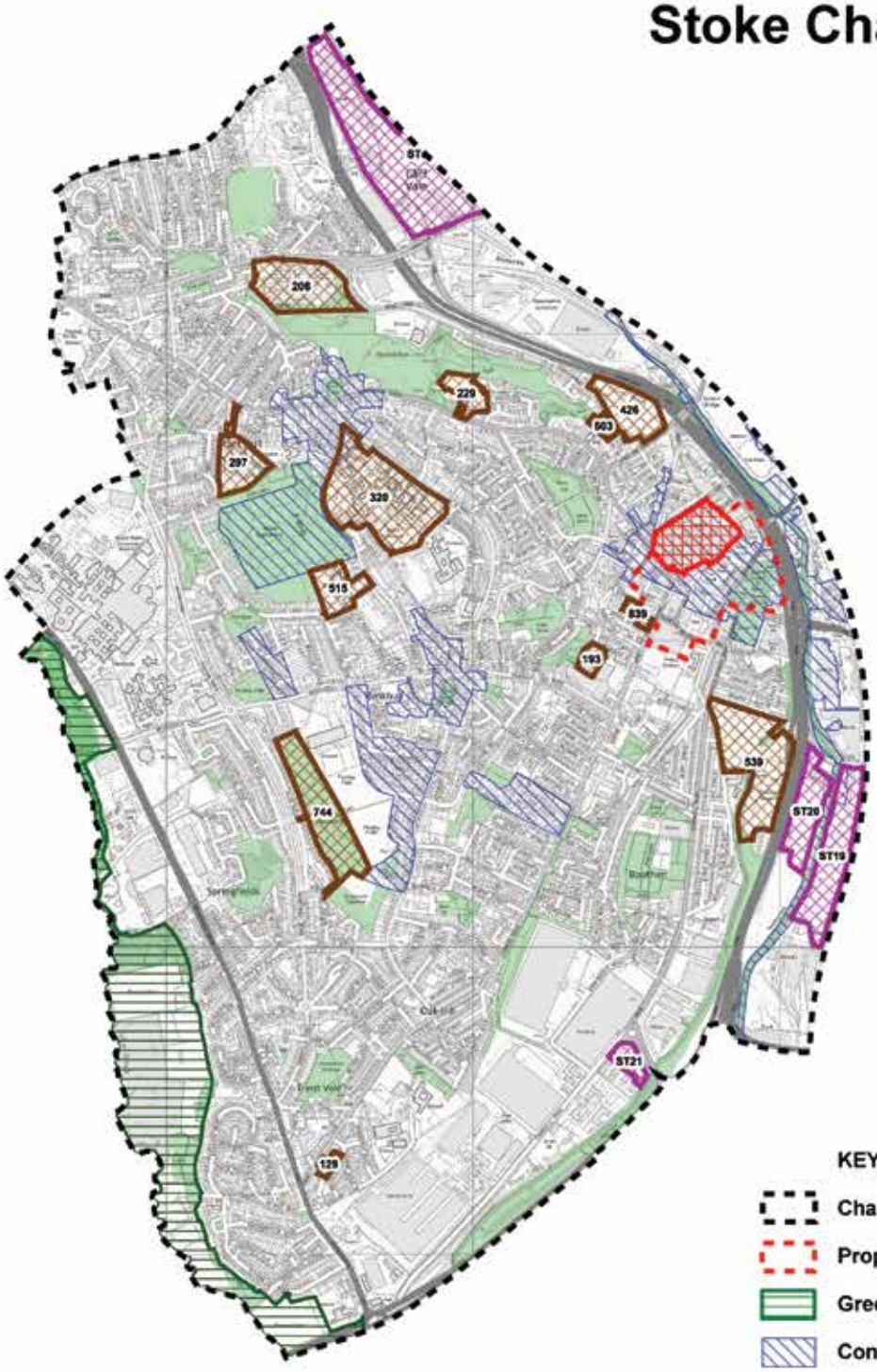
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Meir and Weston Coyney Character Area



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Stoke Character Area



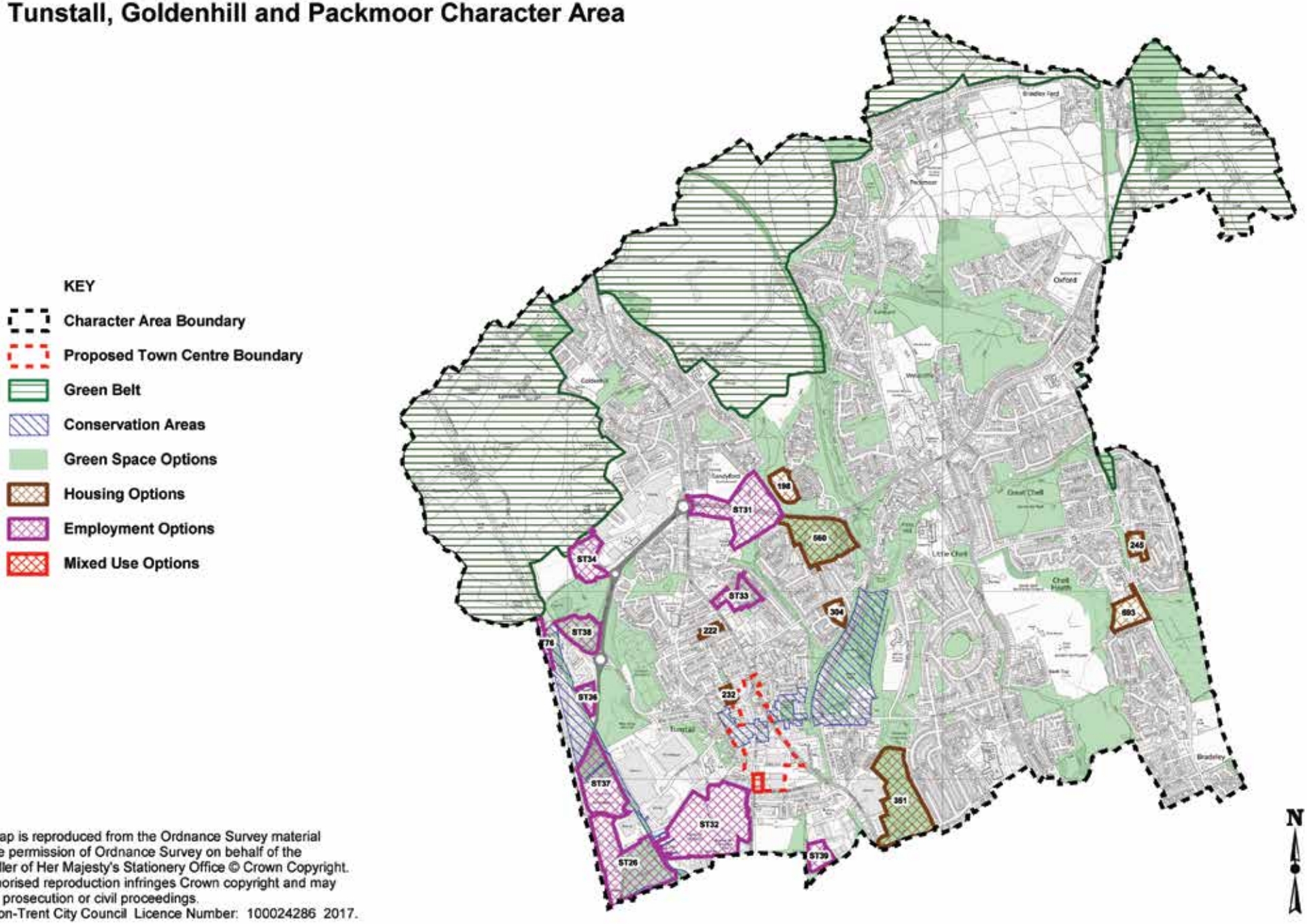
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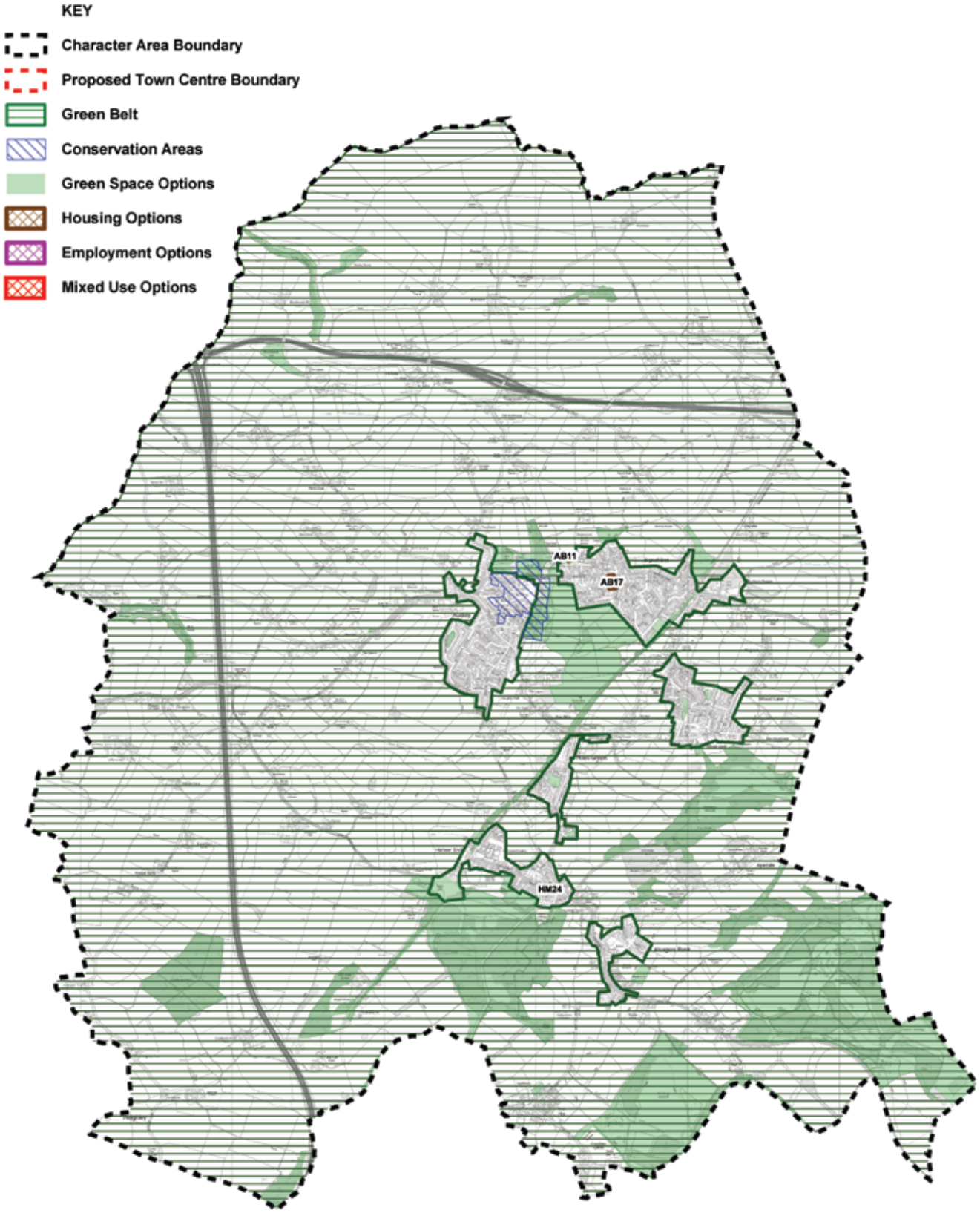
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Tunstall, Goldenhill and Packmoor Character Area



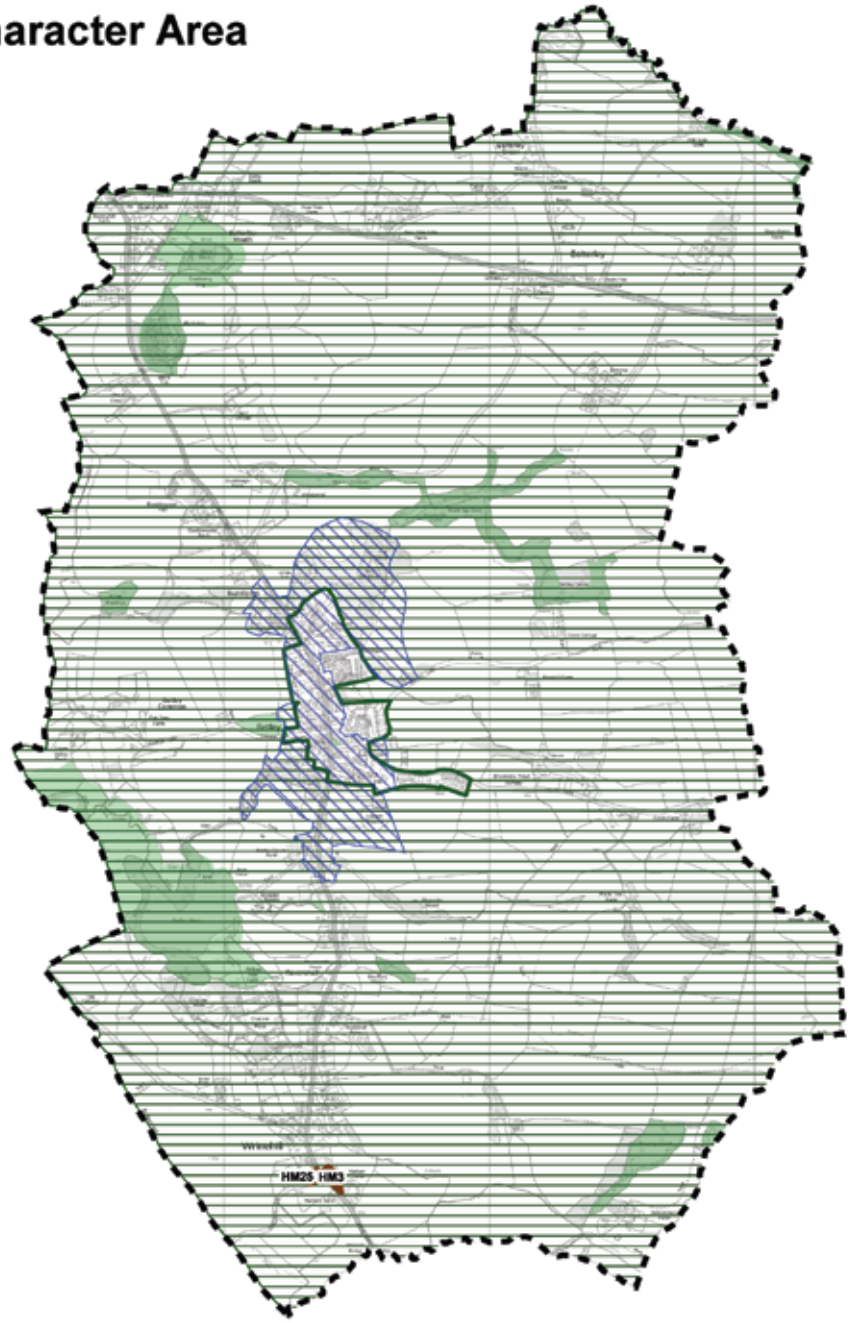
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Audley and Bignall End Character Area



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Betley, Balterley and Wrinehil Character Area

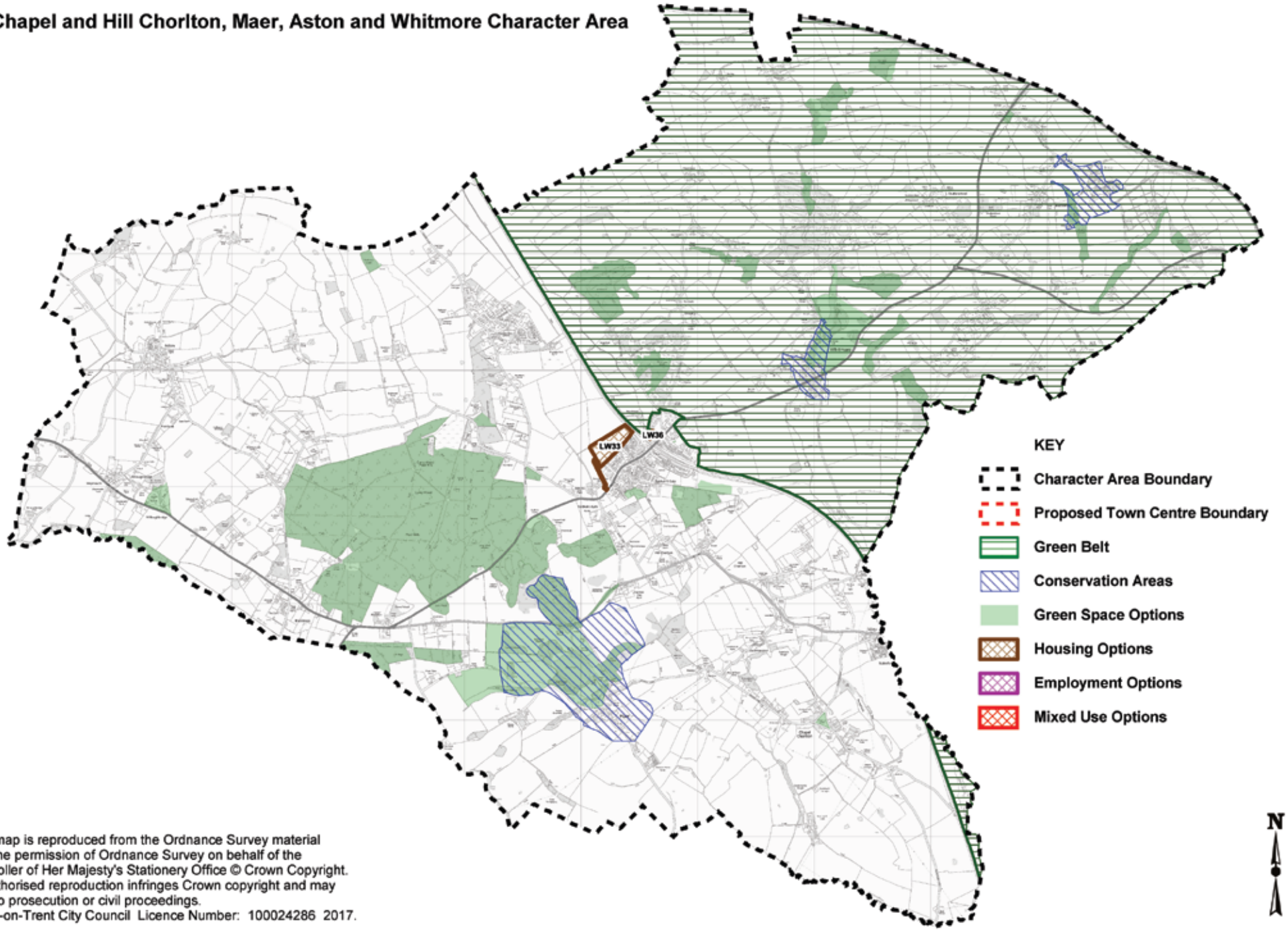


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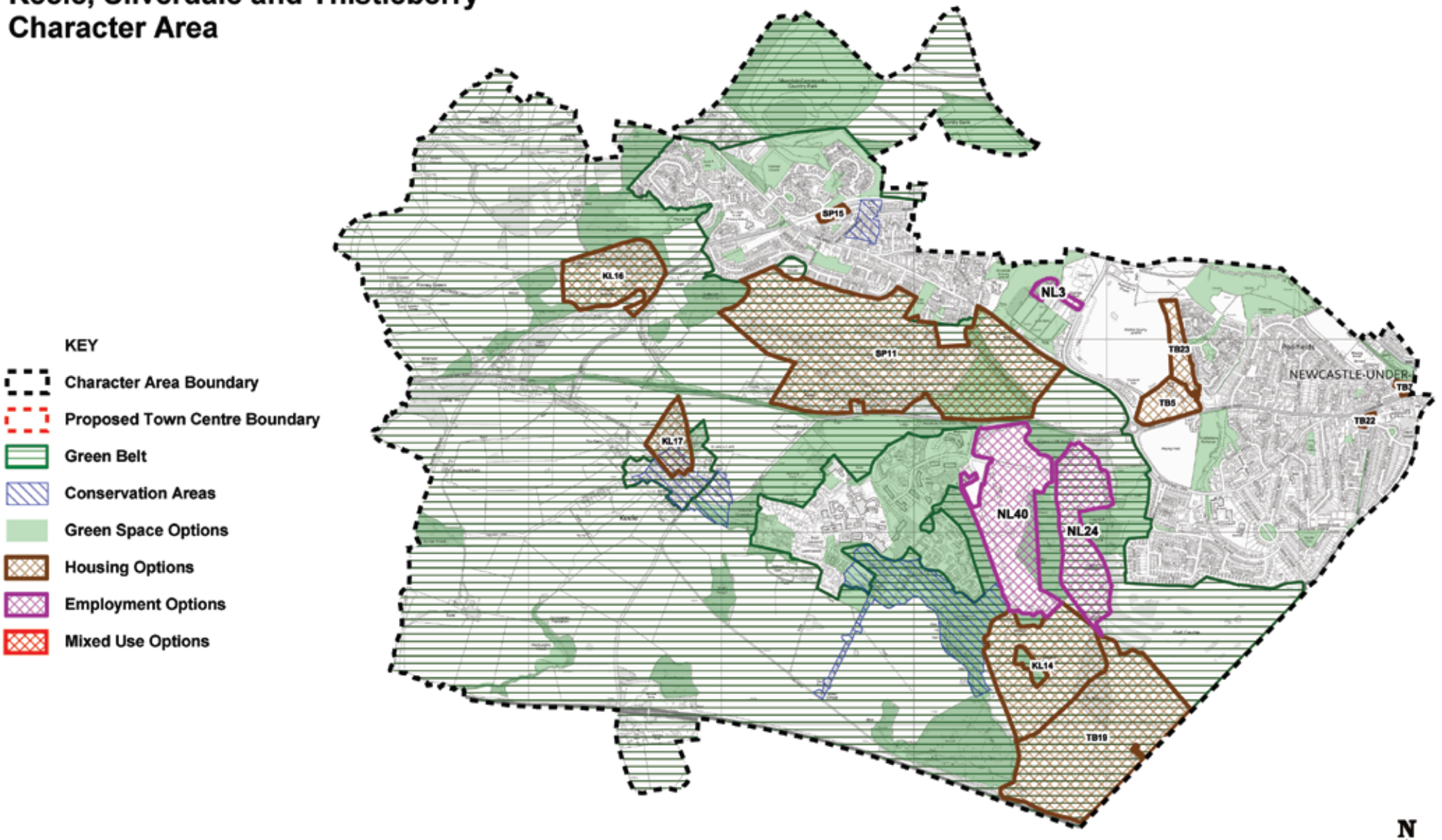
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Chapel and Hill Chorlton, Maer, Aston and Whitmore Character Area



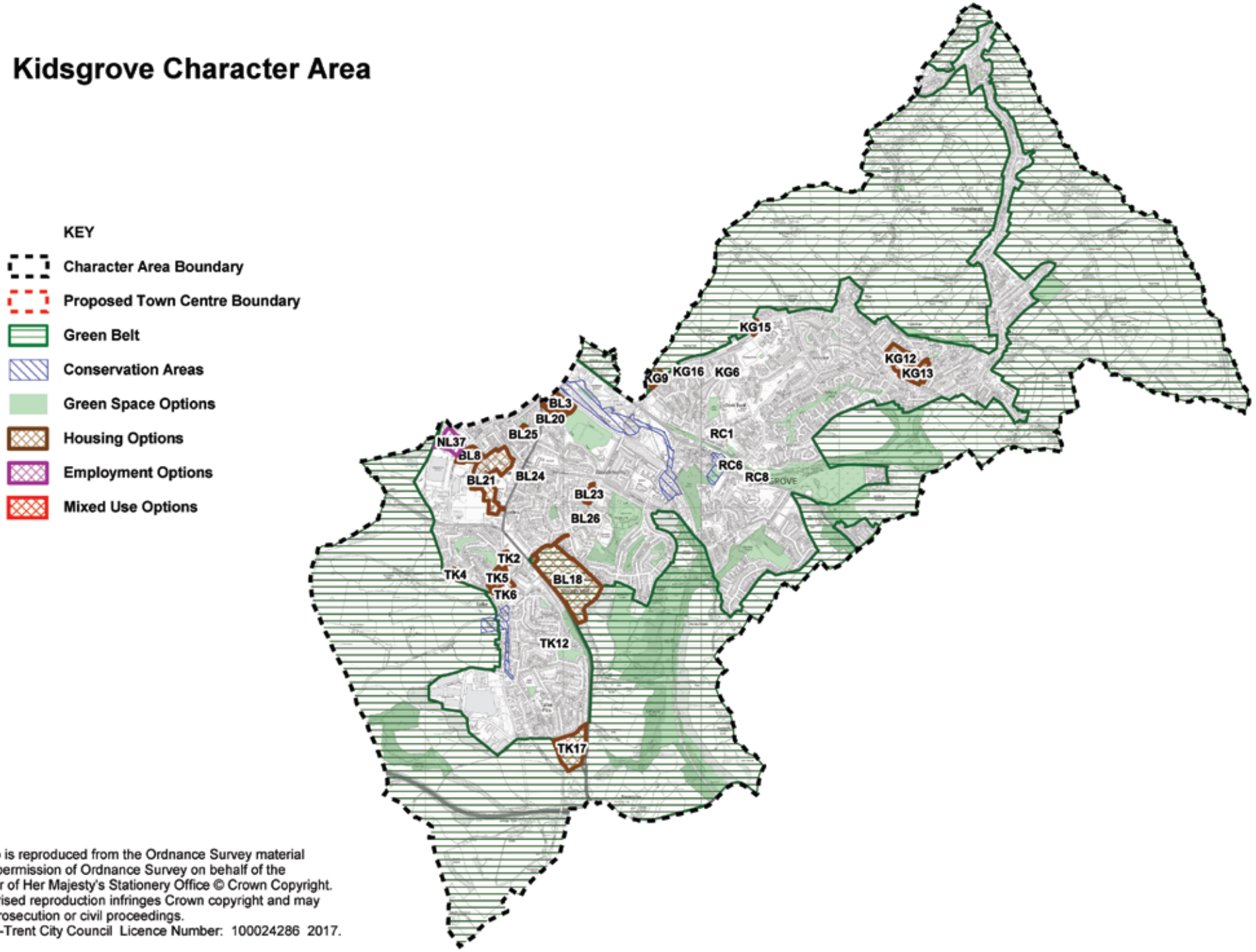
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Keele, Silverdale and Thistleberry Character Area



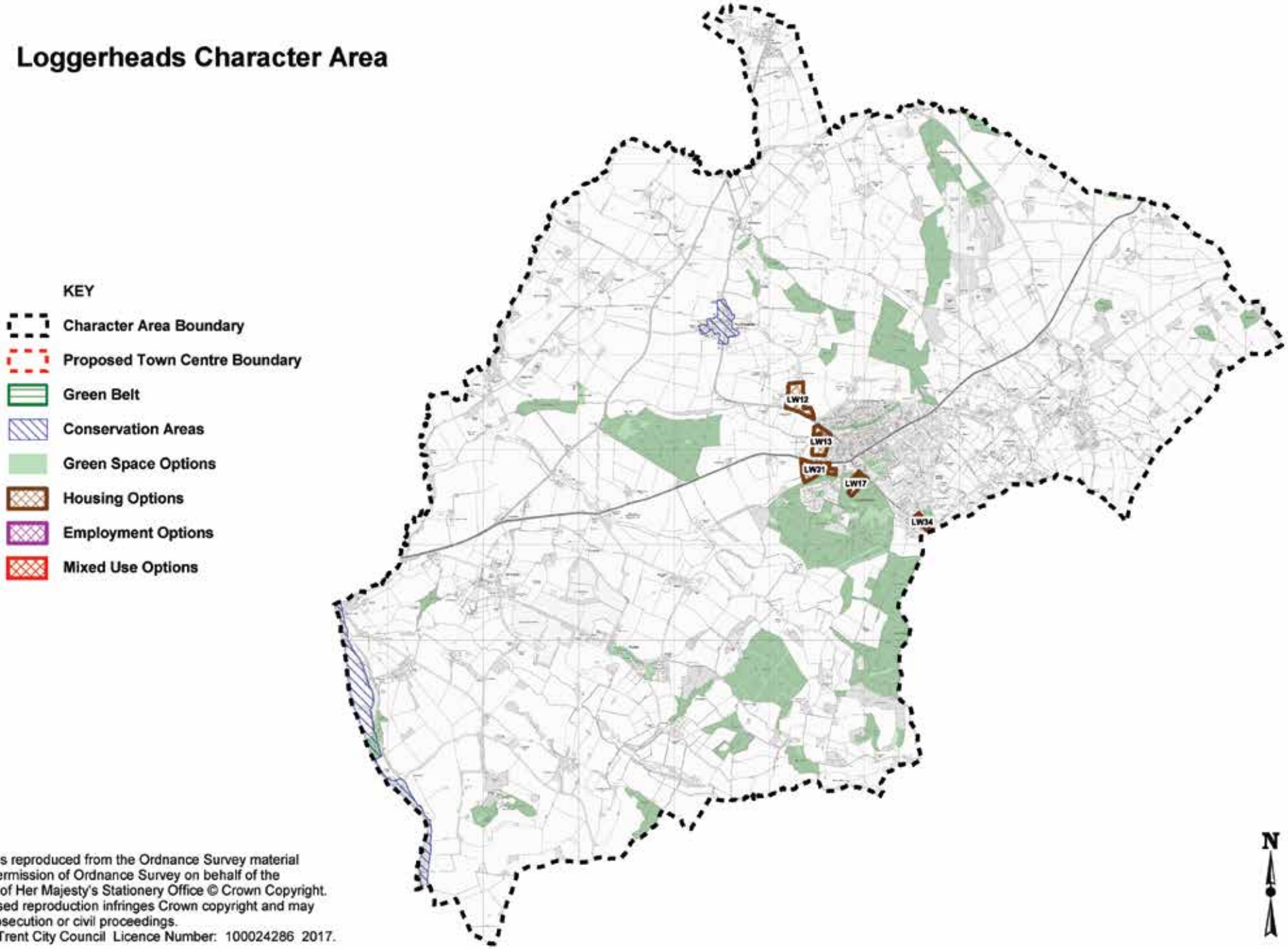
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Kidsgrove Character Area



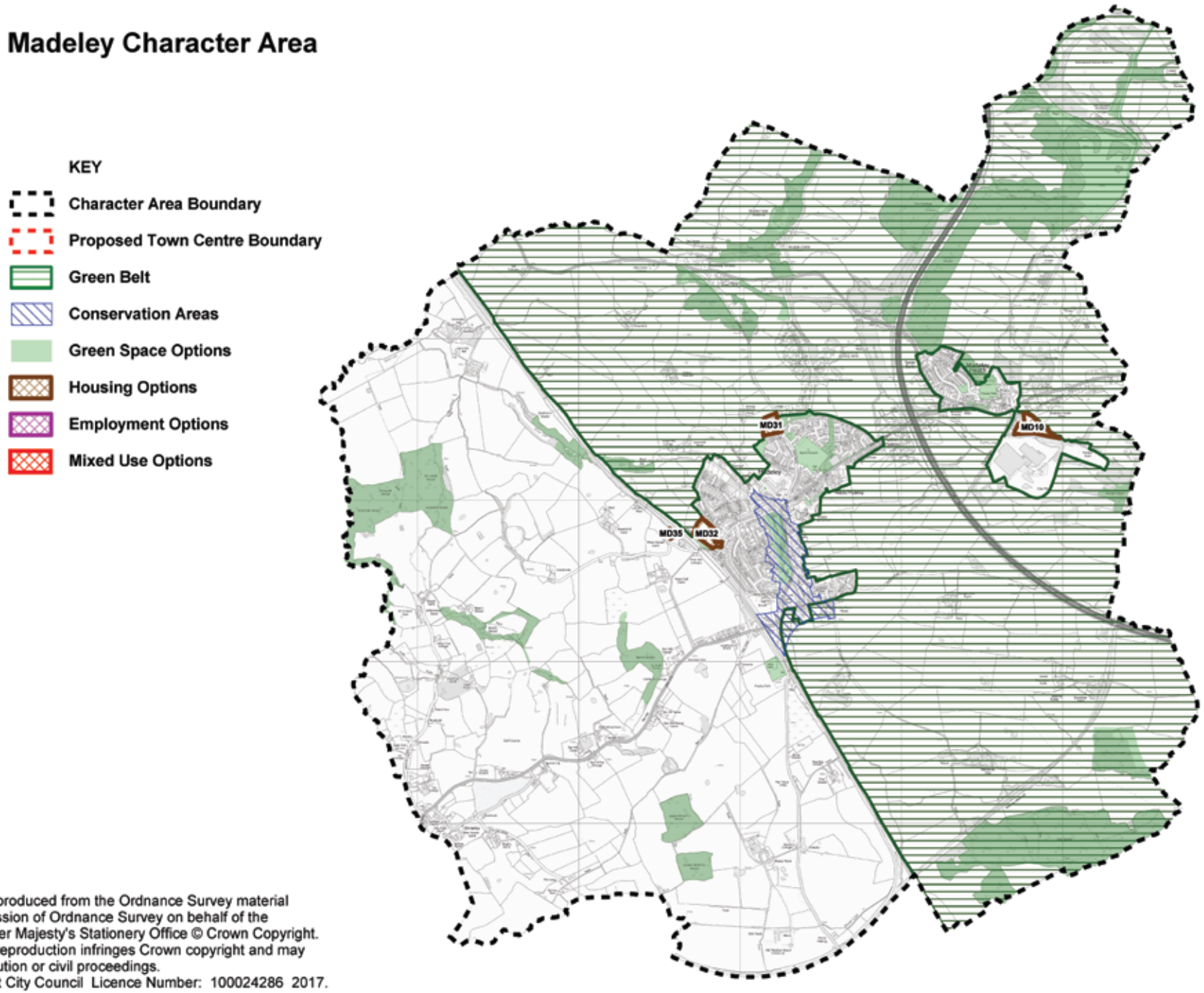
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Loggerheads Character Area



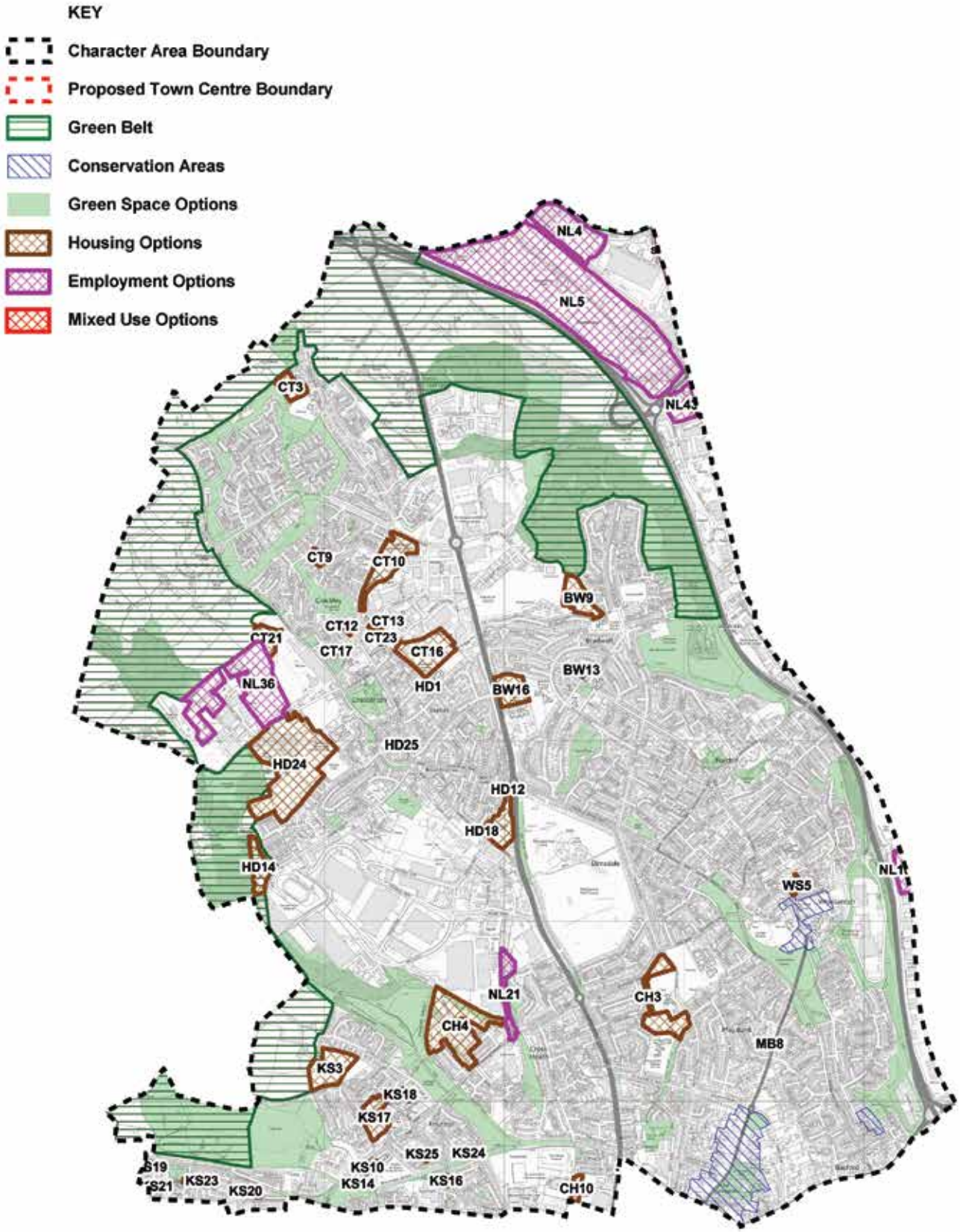
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Madeley Character Area



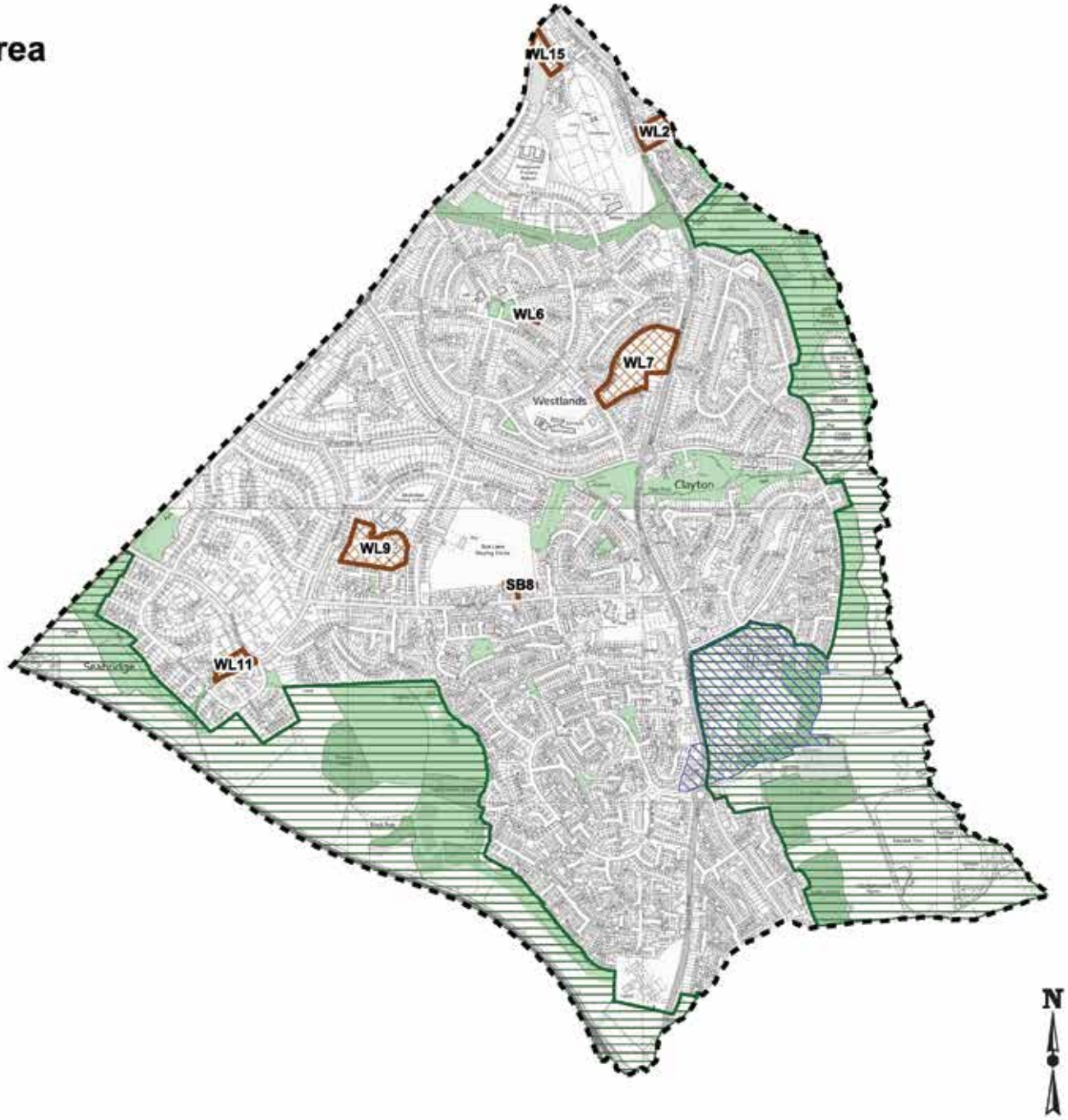
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Newcastle North Character Area



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Newcastle South Character Area

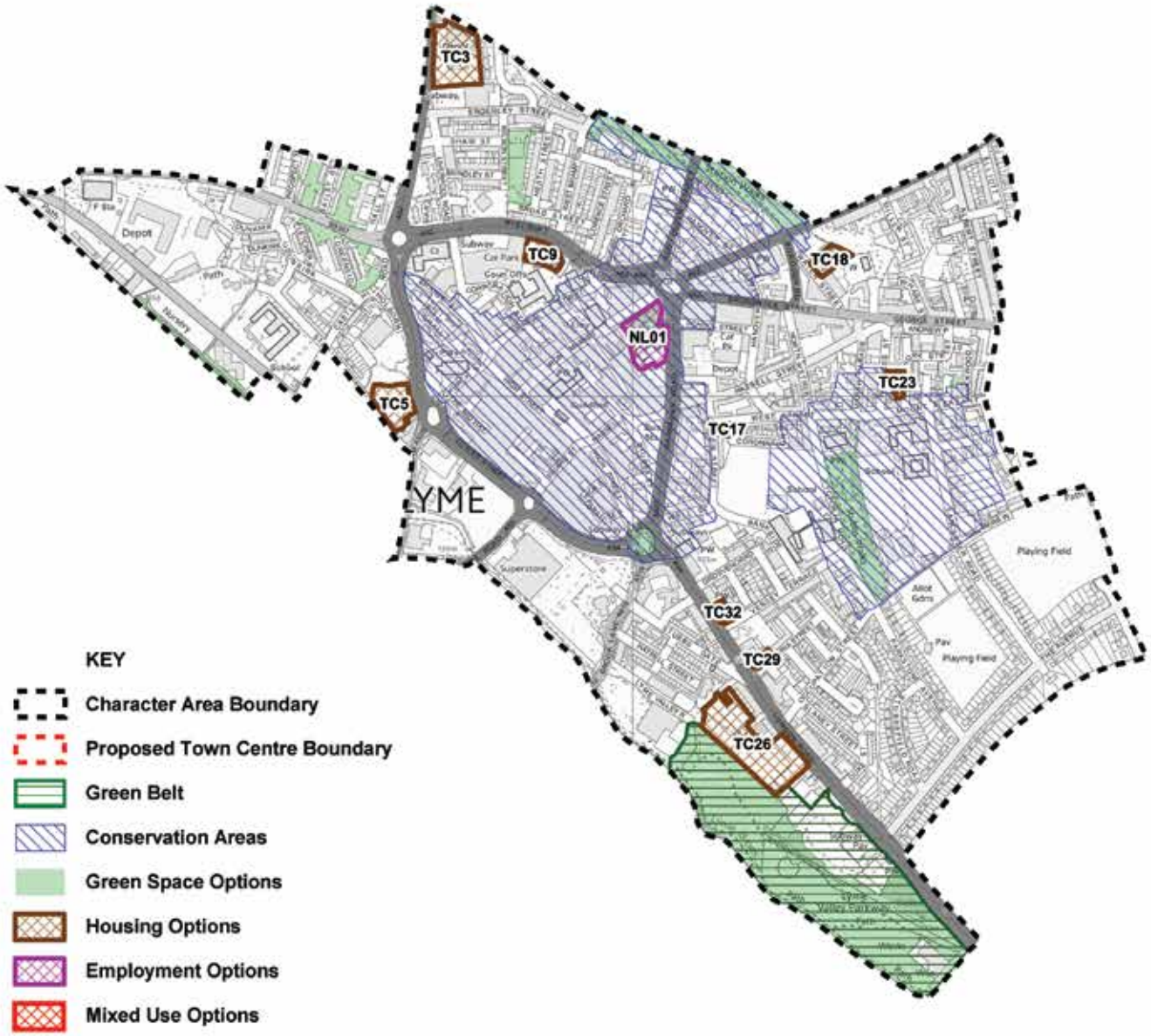


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Newcastle Town Character Area



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Appendix 6 – Joint Local Plan Timetable

Stage		Assembly of evidence base
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. 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.
Stage 4a	Issues Papers Consultation	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 **Current stage**	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
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.

Appendix 7 - 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.

Functional Economic Market Area (FEMA) – the geographical extent of a distinct local commercial property market. There is no standard approach to defining the extent of this area but it is possible to identify it by taking account of a combination of information sources such as transport networks, travel to work areas, housing market areas, administrative areas, areas covered by Local Enterprise Partnerships and the flow of goods, services and information within the local economy. The Employment Land Review (2015) takes information sources such as these in to account and identifies that the local FEMA covers the administrative areas of Newcastle-under-Lyme and Stoke-on-Trent.

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, and 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).

Retail Impact Threshold: The National Planning Policy Framework sets out that under the retail impact assessment test, local authorities should require an impact assessment if a proposed development is over a locally set floorspace threshold. If an application for out of town development fails to satisfy this test it should be refused.

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.