

# **NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT CORE SPATIAL STRATEGY EXAMINATION**

## **Document ICD 6**

### **Clarification of sub area spatial strategies**

A response is requested by 14 April to allow it to be circulated prior to the relevant hearing sessions.

1. The Councils are requested to consider the desirability of making the Strategic Principles sections of the six sub area strategies into policies. At present these sections are lengthy and in some places repetitive, leading to a lack of clarity and effectiveness. They may also fail to provide the policies needed in relation to Supplementary Planning Guidance. Reference should be made to Regulation 13 (1) and (2).
2. There are discrepancies between the plans (3 and 8) and the text as to whether the Green Belt areas in Stoke are within the Rural Area sub area or the Outer Urban Area: - Para 5.4 refers to 'Newcastle' Rural Areas but that does not coincide with para 5.240 or plan 8. Plan 7 uses the term Newcastle and Kidsgrove Urban Neighbourhoods as in para 5.4 while Plan 3 says N & K Outer Urban Area. There may be other instances of these discrepancies that should be checked.
3. The use of bullet points could provide a much more concise presentation of the strategic principles for each area in the form of policies. This could bring the delivery of housing numbers, employment land and retail floorspace into better prominence. References to high quality design and similar matters are covered by Core Policies and need not be repeated here. Explanation should be kept for the Reasoned Justification sections.
4. Appendix 1 below is a draft of one possible approach which could be made more concise. The Inspector wishes to have material for discussion at the hearings for Matters 2 and 4 and would welcome suggestions or alternatives.

# APPENDIX 1

## Possible policy wording to replace paras 5.69-5.83 inclusive

### 5.69 Policy CCS City Centre of Stoke-on-Trent spatial strategy

The strategic principles for the city centre include:

- Mixed use proposals for 80,000m<sup>2</sup> of additional gross comparison retail floorspace from 2006-2021 and a further 40,000m<sup>2</sup> to 2026 plus 85,000m<sup>2</sup> of additional gross office floorspace within or on the edge of the city centre.
- Delivery of at least 500 net dwellings, designed to contribute positively to the character, vibrancy and sustainability of the city centre.
- Expansion of the primary shopping core between Stafford Street and Potteries Way and a retail led development of the East and West Precincts.
- Enhancement of the cultural quarter in the south of the city centre to incorporate more creative activities and complementary functions.
- A new, large scale, high density central business district in the south western sector of the city centre.
- Regeneration of the Hope Village area to the west of the primary shopping core for residential and commercial uses in keeping with the leisure based activities within the area.
- Focusing complementary city centre uses, which cannot reasonably be accommodated within the central core and which would not prejudice its sustained regeneration, on the Etruria Road corridor and western links of Potteries Way. Land to the north and south of the corridor will accommodate a mix of residential and employment uses.
- Reduction in growth of traffic in the city centre through park and ride facilities and a strategic network of perimeter quality public car parks.
- Enhanced public transport access through development of quality bus routes along radial roads linking to improvements for all public transport modes in the city centre.
- A new bus station close to the East and West Precincts development.
- Better connections from the national cycle network in the city centre to other parts of the city.
- Improved public places and green spaces with better pedestrian connections between Central Forest Park, Festival Park and Hanley Park via the city centre.
- Completion of Potteries Way and reduction in constraints to non-car movement.
- Enhanced connections along Etruria Road to Festival Park, the A500 and Newcastle (Business Boulevard) and the city centre, University Quarter, Stoke railway station and Stoke town centre (University Boulevard).

## **Possible policy wording to replace paras 5.109-5.138 inclusive**

### **5.109 Policy IUC Stoke on Trent Inner Urban Core spatial strategy**

The strategic principles for the Stoke on Trent Inner Urban Core include:

- The creation of more sustainable communities based on a programme of progressive urban renewal providing improvements to the urban fabric and building stock and taking advantage of the area's proximity to services, greenspace, watercourses and topography.
- Delivery of a minimum of 5,700 net dwellings in the period up to 2026 where they will best support renewal of the local housing market, communities and town centres.
- Appraisal of detailed proposals to determine their impacts and appropriate contributions to infrastructure provision.
- Investment in health and education, possibly including higher level school facilities.
- Further investment in sports, leisure facilities and greenspace where shortfalls are identified.
- Bus priority measures along radial routes.
- Cycleway improvements.
- Burslem providing opportunities for a wide range of housing, bringing vacant land and buildings into new uses. Accessibility and connections to surrounding communities will be improved and highway improvements carried out in the town centre. The town's image will be enhanced by high standards of conservation, improvements to the public realm and design and innovation in the ceramics industry will be supported. Sustainable mixed use schemes will provide for some 2,000m<sup>2</sup> of additional retail development.
- Middleport having a range of housing types, including significant amounts of family housing. Access and circulation will be improved for vehicles, cyclists and pedestrians, including provision for public transport services and linkages.
- Etruria Valley being a major mixed use area for employment in the south and housing in the north. Improved sustainable transport facilities will be used as a catalyst for a major inward investment offer. A new link from the A500 to the city centre and Burslem plus park and ride facilities will be a critical element.
- City Centre North West becoming a gateway to the city centre with high quality and well connected residential neighbourhoods, employment, community infrastructure and open spaces.
- City Centre East (Northwood) having improved connections, particularly for pedestrians, to the city centre and Northwood Park. There may be opportunities for selective infill or small scale development.
- City Centre South providing attractive waterside developments at City Waterside and Etruria. Linkages to key hubs such as the city centre, city approaches, railway station and university quarter will be strengthened. Opening up the Caldon Canal offers a key opportunity

to provide a sustainable and well connected neighbourhood led by a range of good quality market housing with strong pedestrian linkages to the city centre.

- South Shelton (University Quarter) providing integrated education-led development with both local and sub regional impact. Enhancement of the University Boulevard (College Road) to provide a quality strategic link between the railway station, University Quarter and city centre. The quality of existing housing environment will be raised and new housing will respond to the potential attraction of the area to younger residents, higher income households and the needs of local black and minority ethnic communities.
- Stoke being a focus for regeneration led by employment and services with housing in a supporting role. At least 4,000m<sup>2</sup> net retail floorspace will be brought forward. There is an opportunity to create high quality mixed use including a commercial residential boulevard linking a regenerated town centre to its surroundings. Access problems will need to be resolved including an inner relief road.
- Burslem Park and Smallthorne having minor development opportunities and environmental enhancement to support further stabilization of the housing market.
- The Hanley-Bentilee link road remains under review.

### **Possible policy wording to replace paras 5.151-5.165 inclusive**

#### **5.151 Policy SOUA Stoke Outer Urban Area Spatial Strategy**

The strategic principles for the Stoke on Trent Outer Urban Area include:

- Development that will complement the growth of the Inner Urban Core and not prejudice its sustainable regeneration.
- Provision of about 4,600 net dwellings, in locations that best support the renewal of the local housing market, communities and town centres.
- Residential development to generally improve the quality of the housing stock and to address imbalances in the housing stock caused by a predominance of social housing.
- Development of brownfield land alongside strategic transport corridors where this would not prejudice the sustained regeneration of the city centre and Inner Urban Core.
- Specific housing development of about 1200 dwellings focused on the following regeneration priority areas:
  - 300 of these dwellings to be in the Meir Area of Major Intervention (AMI) to establish it as a strong sustainable neighbourhood that retains the existing community and attracts new residents.
  - General renewal Areas (GRAs) at Birches Head, Dresden, Normacot, Smallthorne and Tunstall.

- Suburban estates at Abbey Hulton, Bentilee, Blurton, Coalville, Fegg Hayes and Norton to provide high quality family housing.
- Diversification of the economy through focused major employment development including Chatterley Whitfield Sustainable Enterprise Park and the Chatterley valley Regional Investment Site.
- Ongoing redevelopment and expansion of the University Hospital of North Staffordshire for both health and education purposes including better public transport connections to Newcastle and the town centres of Stoke on Trent.
- Improving the availability of and access to modernised local health, shopping, education, sport, recreation, leisure, transport and employment facilities.
- Improved connectivity between the various communities and the wider plan area through bus priority measures.
- Park and ride areas of search at Sideway, Bucknall Park and Chatterley valley.
- Cycleway improvements.
- Enhancement of the built and natural environment, increased access to greenspace and watercourses and canal enhancements.

**Possible policy wording to replace paras 5.181-5.187 inclusive**

**5.181 Policy NTC Newcastle Town Centre**

The spatial strategic principles for Newcastle Town Centre include:

- Balanced development to provide a complementary service centre to the city centre.
- Enhancement of the unique market town character and ambience including the Open Market, the public realm and open spaces.
- Identification of distinct zones both within the primary shopping area and beyond, aimed at maintaining their distinctive characters and helping to break through the perceived barrier of the inner ring road.
- Creating a stronger gateway to the town centre from the north and north west through a greater mix and intensity of town centre uses.
- Capitalising on natural features such as the Lyme Brook.
- Maintaining the main function of the primary shopping area through the provision of 25,000m<sup>2</sup> of additional gross comparison retail floorspace from 2006-2021 and a further 10,000m<sup>2</sup> to 2026.
- An additional 60,000m<sup>2</sup> of additional gross office floorspace within or on the edge of the town centre to accommodate new employment of a type in keeping with the role of the town centre.
- Delivering some 1400 new dwellings, of which 25% will be affordable, primarily as part of high density, mixed use schemes designed to contribute positively to the character, vibrancy and sustainability of the town centre.
- Ensuring that new developments recognise the importance of the topography and landmark sites and work to improve connections to and within the town centre.

- Securing a sports village complex on the outer north western edge of the town centre adjacent to the new college development.
- Promoting the role of Newcastle as a university town and place for research and living by building on the links with Keele University and Science Park, the University Hospital of North Staffordshire and Newcastle College of Further Education.

**Possible policy wording to replace paras 5.211-5.217 inclusive**

**5.211 Policy NKU Newcastle and Kidsgrove Urban Neighbourhoods**

The strategic principles for the Newcastle and Kidsgrove Urban Neighbourhoods include:

- Providing an urban community with a number of distinctive, attractive and vibrant residential neighbourhoods offering an improved choice of housing types, tenures and price.
- Delivering a minimum of 3,400 net additional dwellings of which approximately 25% will be affordable, broadly distributed as follows:
  - 600 Knutton and Cross Heath
  - 600 Silverdale
  - 300 Chesterton
  - 600 Kidsgrove
  - 300 Thistleberry
  - 700 Newcastle East
  - 300 Newcastle South
- Housing densities will balance the need to make the most efficient use of land with the need to provide a wide range of stock. In some areas it may be appropriate to plan for lower densities where there is an identified need for higher value housing.
- A minimum of 104ha of employment land brought forward.
- The delivery of Chatterley Valley as the Regional Investment Site providing a significant volume of high value added employment opportunities.
- Retail development of a nature and scale appropriate to the role of each local centre to meet identified local requirements.
- Significant qualitative improvements to green spaces and sports facilities in accordance with the Urban North Staffordshire Green Space Strategy and the Newcastle-under-Lyme Leisure Needs Assessment and Playing Pitch Strategy and any future relevant assessment.
- In conjunction with partners, providing transport links between the most disadvantaged communities and new employment and learning opportunities, particularly in the further and higher education sectors, in order to promote social cohesion and create a modern labour market.

## **Possible policy wording to replace paras 5.242-5.248 inclusive**

### **5.242 Policy RA The rural area (of Newcastle District??)**

The strategic principles for the rural area include:

- A maximum of 900 net additional dwellings primarily on previously developed land within the village envelopes of the key rural service centres of Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular the need for affordable housing.
- A positive approach to development for supported and special needs housing where it supports the Borough's housing strategy.
- A positive approach towards rural enterprise where it:
  - assists in the sensitive and sustainable diversification of traditional rural economies;
  - makes a positive contribution towards enhancing local landscape and biodiversity;
  - involves the appropriate re-use, conversion, or replacement of existing buildings in sustainable locations;
  - contributes towards the provision of essential rural services; or
  - relates to the availability of the local workforce.
- Fostering investment in Keele University and Science Park to help strengthen the local knowledge and skills base and facilitate the growth and competitiveness of high value business development to increase job opportunities in these sectors.
- Completing a rolling programme of conservation area appraisals and management plans by 2012.
- Implementing the Rights of Way Improvement Plan for Staffordshire to improve off road routes for horses and cyclists and its integration with an enhanced public footpath network.
- Continued recognition of Apedale Country Park as a key leisure and recreation resource which will act as a catalyst for a new Community Park in the lower Apedale Valley and other community recreation facilities, affording excellent access to the countryside for walkers, cyclists, horse riders and those with mobility impairments.