

Our ref:
Your ref:
Date: 17 July 2017



Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

Dear Councillor,

RE: JOINT LOCAL PLAN STRATEGIC OPTIONS CONSULTATION 17 JULY – 15 AUGUST

I am writing to inform you that Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council are consulting on the Strategic Options Consultation document which will inform the preparation of the Joint Local Plan.

The consultation runs from Monday 17th July 2017 to Tuesday 15th August 2017 and the Strategic Options Consultation document and other key information can be viewed at: www.newcastle-staffs.gov.uk/jointlocalplan.

The Strategic Options consultation aims to do three things:

- Set out a clear vision and set of objectives for the Joint Local Plan, including showing how the Joint Local Plan supports the council's corporate priorities and various local strategies.
- Set out a number of growth scenarios which the joint area of Newcastle-under-Lyme and Stoke-on-Trent could accommodate particularly in terms of the number of jobs (which can be converted to hectares of employment land) and the number of houses needed in the area to match the levels of projected jobs.
- Set out the strategic options (broad locations for future housing and employment) for how we might distribute future housing and employment growth across the plan area.

The Growth scenarios

The strategic options document identifies four growth scenarios A to D. Scenario C – Supporting our Economic Growth both in terms of Housing and Economy is identified as the 'objectively assessed need', this means it is the recommended level of growth to meet the needs of the area following projected trends and national economic growth rates. The headline figures over the plan period are the need for **27,800 houses** and **199 hectares of employment land** to support more than **17,000 jobs**. There are other scenarios, lower and higher than this, but this is the Local Planning Authorities recommended level.

Contacting the Council:

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Britain in Bloom:
National Winner 2005
Regional Winner
2003, 2004, 2008
Gold Award Winner
2002 - 2008

Broad Locations

The document then goes on to identify six Broad Location Options for locating housing and employment across the joint area. These options identify how much growth could be accommodated under each option, by looking at the possible supply of sites for housing and employment that are available and potentially suitable within those broad areas. Opportunities and challenges are identified for each of the options to help people to consider the alternatives.

The Strategic Housing Land Availability Assessment (SHLAA) 2016/17 has been used to look at possible housing and employment land capacity and this is published as background evidence.

However it is important to note that the Strategic Options consultation document does not identify specific sites or identify a preferred option at this stage.

The information gathered as part of the Strategic Options consultation will be used to inform the next stage of plan production which will be Preferred Options and we aim to consult on this by the end of 2017.

The Joint Local Plan is fundamental in facilitating our corporate social and economic ambitions especially to secure jobs in the borough and see it economically thrive. For this to happen we have to have a clear plan to accommodate growth, both to facilitate employment and associated housing and protect the natural characteristics and distinctiveness of the borough.

The document includes a set of consultation questions. These questions ask whether the proposed aims and objectives will help to deliver the vision for the area; it asks what their preferred option is, and in particular questions whether there are any other scenarios or options we have not thought about that should be looked at before both councils consider a preferred option.

Consultation

In addition to the information available on our website, reference copies of the Strategic Options Consultation document have been deposited in each of the Borough's libraries, the customer service centres (Guildhall and Kidsgrove) and also the Madeley Centre.

We have also held focus groups/ workshops with the Parish Councils and Neighbourhood Planning Groups within the Borough.

Officers will be available on the 28 July between 10.00 and 15:00 at Newcastle Market to answer any questions that residents may have and a dedicated telephone number and email have been set up for any queries:

Telephone: 01782 742333

Email: localplan@stoke.gov.uk

Feedback forms are available online at www.newcastle-staffs.gov.uk/localplanform. All responses must be received by 5pm on Tuesday 15th August.

If you have any queries about the Strategic Options consultation, please do not hesitate to contact me.

Yours sincerely



Helen Beech
Planning Policy Manager