



RTPI

mediation of space · making of place

Betley, Balterley &

Wrinehill Parish

NDP

Planning Policy Assessment

and

Evidence Base Review

V2 June 2019

Kirkwells

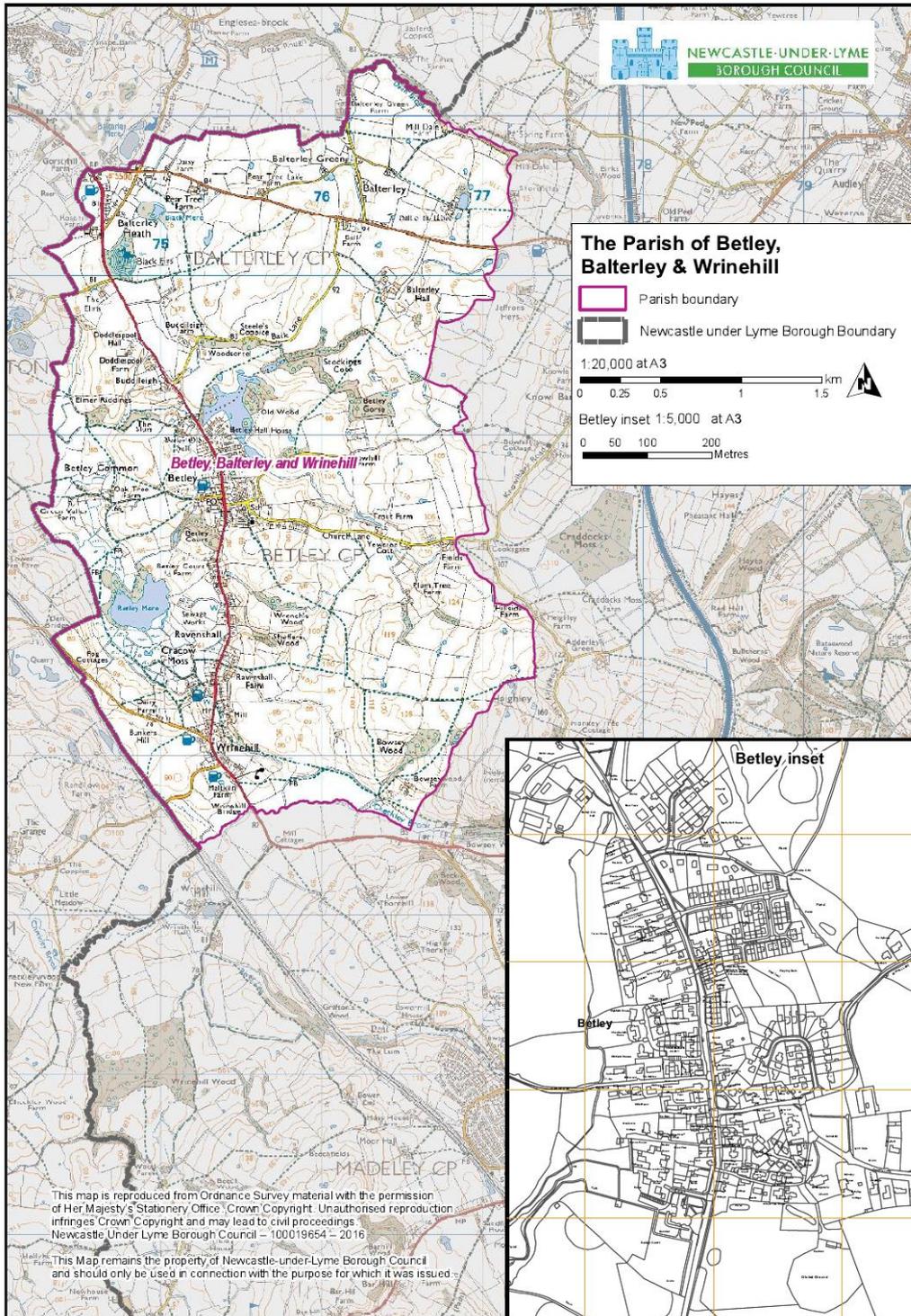
The Planning People

Contents

| | |
|--|------------|
| Document Overview | 3 |
| 1.0 Introduction | 5 |
| 2.0 National Planning Policy | 6 |
| 2.1 National Planning Policy Framework (NPPF) (Revised February 2019)..... | 6 |
| 2.2 National Planning Practice Guidance (NPPG) | 17 |
| 2.3 Ministerial Statements..... | 19 |
| 3.0 Newcastle under Lyme Planning Policies..... | 22 |
| 3.1 Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 Adopted Oct 2009 | 22 |
| 3.2 Saved Policies of the Newcastle under Lyme Local Plan 2011 (Adopted 2003) | 31 |
| 3.3 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council | 47 |
| Joint Local Plan Preferred Options Consultation document..... | 47 |
| February 2018..... | 47 |
| 4.0 New Joint Local Plan Evidence Base Documents | 58 |
| 4.1 Strategic Housing Market Assessment Review (June 2017) | 58 |
| 4.2 Green Belt Review..... | 61 |
| 4.3 Newcastle-under-Lyme Evidence, March 2017 | 65 |
| 4.3.1 Newcastle under Lyme Green Infrastructure Strategy | 65 |
| 4.3.2 Newcastle under Lyme Open Space Strategy | 76 |
| 4.3.3 Open Space Strategy rural Framework Plan | 80 |
| 4.3.4 Biodiversity Opportunity Mapping Report (March 2014)..... | 82 |
| 5.0 Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document, December 2010..... | 93 |
| 6.0 Built Heritage Background Evidence..... | 96 |
| 6.1 Listed Buildings | 96 |
| 6.2 Betley Conservation Area | 106 |
| 6.3 Staffordshire County Council: Betley Historic Character Assessment, 2012 | 113 |
| 7.0 Natural Environment - Further Evidence | 114 |
| 7.1 Landscape Character..... | 114 |
| 7.2 Biodiversity - Natural England Records..... | 122 |
| 7.3 Flooding - Flood Maps for Planning | 128 |
| 8.0 Conclusions | 129 |

Document Overview

Map 1 Betley, Balterley & Wrinehill Designated Neighbourhood Area



- The Parish of Betley, Balterley and Wrinehill had a population of 1,254 usual residents in 2011 (2011 Census). The Parish extends across 1,073.52 hectares and is in a rural area on the western border of Staffordshire, adjoining the Cheshire East Council area.
- The Parish is located about 8 miles east of Newcastle under Lyme and the M6 corridor lies about 2 1/2 miles to the east of the Parish.
- The neighbourhood area is within Newcastle under Lyme Borough Council local planning authority area.
- The current local strategic planning policies for the neighbourhood area are the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 Adopted Oct 2009 and Newcastle-under-Lyme Local Plan 2011 'saved policies' Adopted 2003. Work has recently started on a new joint Local Plan by Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council.
- Betley village is identified as a village in the Core Spatial Strategy. This document sets out that no further growth is planned in these settlements, and efforts will be made to ensure existing services and activities within these villages are protected.
- Betley is inset within the Green Belt and the remainder of the Parish is in the Green Belt.
- Betley has a conservation area and 40 listed buildings. There are 6 listed buildings in Balterley Parish.
- There are 2 Ramsar Sites / SSSIs to the east of the Parish and several areas of ancient woodland.
- Betley, Balterley and Wrinehill lies in NCA 61: Shropshire, Cheshire and Staffordshire Plain and is in local landscape character type ancient clay farmlands.

1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Willoughby Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

This Planning Policy Evidence Base document has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Betley, Balterley and Wrinehill Neighbourhood Plan.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹ (Revised February 2019)

2. Achieving Sustainable Development

Para 7: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**.

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Para 13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Para 14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

3. Plan-making

Para 15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Para 16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The plan-making framework

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

Non-strategic policies

Para 28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level,

establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Examining plans

Para 37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

4. Decision making

Determining applications

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5. Delivering a sufficient supply of homes

Para 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Para 62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Para 63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Para 64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership²⁹, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Para 65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

Para 69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a (*ie sites no larger than one hectare*)) suitable for housing in their area.

Rural housing

Para 77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Para 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

Para 83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Para 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

8. Promoting healthy and safe communities

Para 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green

infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Open space and recreation

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised - for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account - including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

10. Supporting high quality communications

Para 112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

11. Making effective use of land

Para 117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 118. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

Achieving appropriate densities

Para 122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

12. Achieving well-designed places

Para 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

13. Protecting Green Belt land

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a

need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

Proposals affecting the Green Belt

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

14. Meeting the challenge of climate change, flooding and coastal change

Para 148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Planning for climate change

Para 149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Planning and flood risk

Para 155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

15. Conserving and enhancing the natural environment

Para 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and biodiversity

Para 174. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

16. Conserving and enhancing the historic environment

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

Contents

1. What is neighbourhood planning?
2. Who leads neighbourhood planning in an area?
3. The role of the local planning authority in neighbourhood planning
4. Designating a neighbourhood area
5. Preparing a neighbourhood plan or Order
6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning
11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum
12. Updating a neighbourhood plan

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

Para 004 - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule](#)

[4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

(c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

(d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

Written Statement to Parliament: Planning Update, 25 March 2015⁴

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016⁶

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁵ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

⁶ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

3.0 Newcastle under Lyme Planning Policies

The Development Plan for the Borough currently consists of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy and saved Local Plan Policies. These can all be viewed by following the links below:

- [Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy](#)
- [Newcastle-under-Lyme Local Plan 2011 'saved policies'](#) (PDF 167kb)
- [Newcastle-under-Lyme Local Plan 2011 \(Full Version - saved and unsaved policies\)](#) (PDF 1.03MB)
- [Appendices to the local plan](#) (PDF 122kb)
- [Staffordshire County Council Minerals and Waste Development Framework](#) (External Link)

3.1 Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 Adopted Oct 2009⁷

Status

The adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy will remain part of the approved development plan for the area, as will the saved policies of the Newcastle-under-Lyme Local Plan 2011, until the new Joint Local Plan is adopted. Planning applications will continue to be assessed against these policies although the weight given to them is dependent upon their closeness to policies within the National Planning Policy Framework.

Relevant Policies and supporting text to the NDP include the following:

5. Strategic and Spatial Principles

Hierarchy of Centres

Strategic Centres

City Centre of Stoke-on-Trent (as defined by the traditional core city centre bounded by the Potteries Way Ring Road) and Newcastle Town Centre.

Significant Urban Centres

Longton, Tunstall, Stoke, Burslem, Fenton, Meir, Kidsgrove, Wolstanton, Chesterton, Silverdale

Local Urban Centres

These are listed at Appendix 5

Rural Service Centres

Madeley, Loggerheads, Audley Parish

⁷ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/current-development-plan/newcastle-under-lyme-and-stoke-trent>

Villages

Betley, Mow Cop, Keele, Madeley Heath, Baldwins Gate, Ashley, Whitmore

5.8 The respective roles of the different centres is outlined below –

Villages – No further growth is planned in these settlements, and efforts will be made to ensure existing services and activities within these villages are protected.

Policy SP2 Spatial Principles of Economic Development

5. Promoting North Staffordshire’s unique heritage and its cultural distinctiveness to strengthen its viability as a tourist destination; to underpin its image as a vibrant, dynamic and innovative sub-region and to promote the economic potential of re-use of buildings, particularly those of heritage value.

6. Capitalising on North Staffordshire’s potentially strong geographical position, its people and its productive asset base.

Policy SP3 Spatial Principles of Movement and Access

1. Improving accessibility and social inclusion through providing for a compact sub region of sustainable linked communities, which have a range of services and facilities, and which are well connected to major employment and service centres and the network of green open space.
2. Maximising the accessibility of new residential, employment, retail, development, health and education centres, green open space, leisure and sport facilities as well as strategic transport interchanges, such as railway stations, by walking, cycling and public transport.
3. Where necessary allocating land for the provision of essential infrastructure.
4. Promoting travel awareness and encouraging the production of Green Travel Plans and the latest information and communication technologies.
5. Increase the safety of travel by ensuring developments adopt design principles which work to create safer environments and where appropriate by delivering infrastructure improvements with new development.
6. Progressive development of Park and Ride facilities.
7. Encouraging the use of waterways as lines of communication and enhancing and safeguarding rail travel.
8. Addressing the environmental impacts of travel including congestion, air quality and noise pollution.
9. Secure developer contributions towards the delivery of schemes that support the key objectives of the Staffordshire and North Staffordshire Local Transport Plans.

Area Spatial Strategies**Rural Area Spatial Strategy**

5.193 The Rural Areas Spatial Strategy applies to the rural area of Newcastle Borough. The Newcastle-under-Lyme rural area consists of:-

- **Areas covered by the Green Belt.**

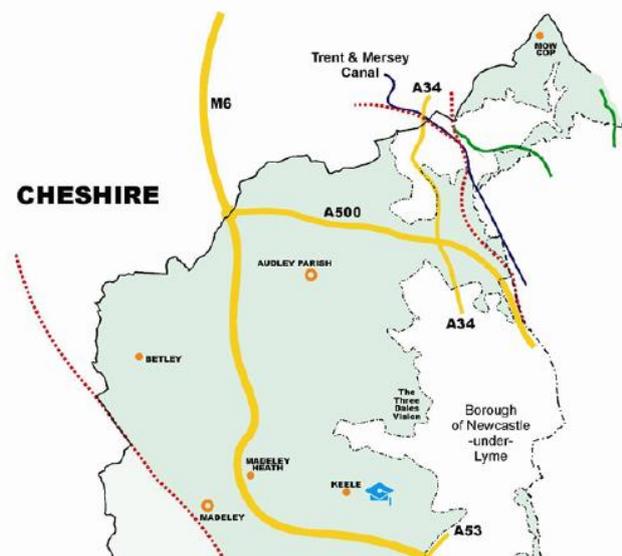
- Villages surrounded by, though excluded from, the Green Belt: Madeley Heath, Audley, Bignall End, Wood Lane, Miles Green, Alsagers Bank, Halmerend, **Betley** and Mow Cop, but not the large area excluded from the Green Belt containing Talke, Butt Lane, Kidsgrove and Newchapel.
- Areas beyond the Green Belt - i.e. west of the Crewe-London railway line but including Baldwins Gate and Madeley.'

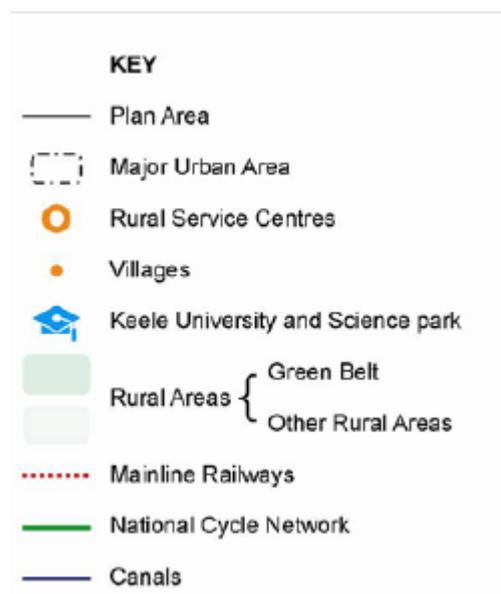
Vision

5. 194 *"The rural quality of life will be characterised by the attractiveness, diversity, vitality and sustainability of its landscapes and communities. Focused growth, combined with investment in a safe and more sustainable transport network, will support the provision of and access to essential local services and help to ensure a diverse range of local housing needs and employment opportunities are catered for.*

The rich built heritage will be further protected and enhanced by sensitive new developments, which make efficient use of resources and respect existing settlement patterns. Where appropriate, innovative buildings will be part of the distinctive landscape. The special quality of the countryside, its canals, network of rights of way and bridleways, its built heritage and historic environment, will sustain an attractive setting for village life and work to maintain a high quality, well resourced, and attractive tourist and leisure destination, which not only raises the image of the conurbation, but also promotes the vitality of rural businesses and enterprise."

Plan 8 - Rural Area Spatial Strategy





Area Spatial policies

ASP6 – Rural Area Spatial Policy

1. There will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key rural service centres (see Key Diagram), namely - Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements – in particular, the need for affordable housing.
2. The Council will take a positive approach towards rural enterprise relating to the availability of the local workforce. In particular opportunities will be sought to encourage:
 - The sensitive and sustainable diversification of traditional rural economies
 - A positive contribution towards enhancing local landscape and biodiversity
 - Appropriate re-use, conversion, or replacement of existing buildings in sustainable locations
 - Provision of essential rural services
3. Investment in Keele University and Science Park will be fostered to help strengthen the local knowledge and skills base and facilitate the growth and competitiveness of high value business development, thereby increasing local job opportunities in these sectors.
4. A positive approach will be taken towards development for supported and special needs housing where it supports the Housing Strategy for Newcastle Borough.
5. The quality of the village and canal conservation areas will be preserved and enhanced through the completion of a rolling programme of conservation area appraisals and management plans by 2012.
6. All new development will need to reflect the following policies: Design Quality, Built Heritage, and Natural Assets.

7. The implementation of the Rights of Way Improvement Plan for Staffordshire will work to facilitate the improved provision of off road routes for horses and cyclists and its integration with an enhanced public network.

8. The strategic location of Apedale Community Country Park will continue to be exploited to provide a key leisure and recreation resource with wide visitor appeal and will act as a catalyst for a new Community Park in the Lower Apedale Valley and other community recreational facilities, thereby affording excellent access to the countryside for walkers, cyclists, horse riders and those with mobility impairments.

9. In accordance with the Staffordshire Local Transport Plan a positive approach will be taken towards practical measures to improve accessibility by public transport. Such measures could include:

- Subsidised bus services
- Community transport schemes
- Developing practical transport solutions to assist members of the community in special need to access employment opportunities

Reasoned Justification

5.195 Rural Newcastle-under-Lyme, whilst dominating the Borough in spatial terms is home to just 21% of the Borough's population. However, the importance of the rural area to the communities and economy of the plan area as a whole should not be underestimated. Its diverse range of rural economic activities; the distinctive rural landscape; the wealth of international, national and locally designated wildlife sites and nature reserves; and distinctive and attractive villages are all central to the image of the plan area as a pleasant and attractive location for both, people and inward investment as well as bringing both social and economic benefits to its communities.

5.196 This strategy is intended to ensure that local rural housing needs are adequately met; the rural economy can continue to diversify, grow and prosper; access to essential services and facilities such as doctors, schools, shops and community facilities is maximised; and the area's distinctive landscapes and natural resources are preserved.

5.197 The level of new housing development required to enable North Staffordshire to continue to grow and prosper could easily be accommodated on existing brownfield sites within the urban area. However to achieve genuinely sustainable rural communities and economies, it will be necessary to enable limited new housing to meet the needs of people working within the rural areas. Not to do so would result in a static and ageing population, increasing social exclusion, increased pressure upon social and health services, and economic stagnation. However, the strategy is clear that there is no scope for development of a scale beyond that required for natural growth and in locations where there are very few local services.

5.198 The Sustainability Appraisal clearly demonstrated that limiting rural growth to meet identified local requirements will provide the most effective approach towards minimising any undesirable impacts upon international, national and local designated wildlife habitats and geological features. In addition, the Sustainability Appraisal clearly identifies the spatial strategy as the most effective and sustainable approach towards supporting the regeneration of the Major Urban Area whilst simultaneously reducing the need to travel and preserving the Borough's finite natural resources.

5.199 The Borough's Rural Services Survey (2007) has identified Loggerheads, Madeley and the villages of Audley Parish as providing the most comprehensive provision of essential local services. These villages all have relatively good access to the conurbation by public transport. It should also be noted that the villages to the northwest of the Borough are well linked to cross - border centres of employment and consumption i.e. Crewe and Nantwich.

5.200 This strategy conforms to policy RR1 – Rural Renaissance in the Regional Spatial Strategy Phase Two Revision. This highlights the need for identifying and establishing a sustainable network of rural services centres and states that the provision of new housing should generally be restricted to meeting local housing requirements and to support local services.

5.201 The disparity between household incomes and house prices is, with the exception of the villages of Audley Parish, most pronounced in the Borough's rural settlements, therefore the identification and provision of appropriate levels of affordable housing is a key strategic priority. The Strategic Housing Market Assessment (2008) provides a detailed picture of the housing market and affordability within the plan area and provides the primary evidence base for identifying affordable housing needs. The rolling five year programme of Parish needs assessments provides further, locally specific evidence for identifying current and likely future housing requirements within the rural area – including the provision for affordable housing.

5.202 In accordance with Policy CSP6 Affordable Housing, where evidence highlights a local need not capable of being met through normal housing provision policy, sites may be released as Rural Exception Sites – as defined in Planning Policy Statement 3. If such a site cannot be accommodated within an existing village, then a site immediately adjoining the village may be deemed appropriate. Housing on these sites will remain affordable in perpetuity. The delivery of such a scheme will require close partnership working between the Council, the Homes and Communities Agency and relevant Registered Social Landlords.

5.203 Whilst the priority is to make the maximum use of brownfield land, it is recognised that it may be necessary to identify greenfield sites to meet the area's housing requirements later in the plan period and if necessary the boundaries of village envelopes will be reviewed as part of the preparation of the Site Allocations and Policies Development Plan Document.

5.204 In accordance with Planning Policy Statement 7: Sustainable Development in Rural areas, it is recognised that the re-use of existing buildings in appropriate locations, for economic, community or residential uses can make a significant contribution towards the sustainability of rural areas. As such, it is anticipated that sustainable windfall developments will play a considerable part in meeting local development requirements.

5.205 The West Midlands Economic Dimensions (2007) report commissioned by the West Midlands Rural Accord and West Midlands Rural Affairs Forum highlights the predominance of low value added/low wage employment opportunities in the rural areas as a key issue to be addressed, in order to create genuinely sustainable rural communities. The Science Park, which once fully developed, will have the capacity to accommodate up to 2500 employees: will make a significant contribution towards providing access to high quality jobs in the rural areas and throughout the plan area. It will also make a major contribution to transforming the skills base, attracting inward investment, particularly in the development of research facilities and businesses reliant on and complementary to such research processes and encouraging the provision of high quality housing.

6. Core Strategic Policies

Policy CSP1 – Design Quality

New development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres.

New development should also:

1. Promote the image and distinctive identity of Newcastle and Stoke-on-Trent through the enhancement of strategic and local gateway locations and key transport corridors.
2. Be based on an understanding and respect for Newcastle's and Stoke-on-Trent's built, natural and social heritage.
3. Protect important and longer distance views of historic landmarks and rural vistas.
4. Contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access.
5. Be easy to get to and to move through and around, providing recognisable routes and interchanges and landmarks that are well connected to public transport, community facilities, the services of individual communities and neighbourhoods across the whole plan area.
6. Have public and private spaces that are safe, attractive, easily distinguished, accessible, complement the built form and foster civic pride.
7. Ensure a balanced mix of uses that work together and encourage sustainable living in the use of water, energy and re-use of materials and minimises the impact on climatic change.
8. Provide active ground floor frontages where located in the City Centre, Newcastle Town centre, local or district centres.
10. Be accessible to all users.
11. Be safe, uncluttered, varied, and attractive.
12. Contribute positively to healthy lifestyles.
13. Support and foster innovative management and service delivery.

Policy CSP2 – Historic Environment

Both Councils will seek to preserve and enhance the character and appearance of the historic heritage of the City and the Borough including buildings, monuments, sites and areas of special archaeological, architectural or historic interest.

Policy CSP3 – Sustainability and Climate Change

Development which positively addresses the impacts of climate change and delivers a sustainable approach will be encouraged.

The highest standards of energy and natural resource efficiency will be achieved by: -

1. Requiring that all new development, as a minimum, complies with on-site or near-site renewable or low carbon energy targets set out in current or future national guidance and the Regional Spatial Strategy and takes positive measures to reduce carbon emissions to the levels set out in the Regional Spatial Strategy.
2. Ensuring the use of construction methods which minimise the use of non-renewable resources and which maximise the use of recycled and locally sourced materials.

3. Requiring all new developments to incorporate the use of Sustainable Urban Drainage Schemes (SUDS).
4. Developing habitat systems which are resilient to climate change in accordance with latest best practice.
5. Supporting local initiatives to address climate change such as the North Staffordshire Warm Zone and other initiatives that may emerge.
6. Requiring best practice standards where supported by future local or regional evidence.
7. All new development shall be located in locations at lowest possible flood risk as identified in the SFRA and all suitable flood mitigation measures shall be investigated and where possible incorporated into the development. Opportunities will be sought to open up culverted watercourses to alleviate flood risk, create and improve habitats and develop green corridors. Where these requirements are impractical and/or unviable, the onus will be on the developer to demonstrate that this is the case.

Policy CSP4 – Natural Assets

The quality and quantity of the plan area's natural assets will be protected, maintained and enhanced through the following measures –

1. Working with relevant partners to enhance the plan area's natural habitats and biodiversity to achieve the outcomes and targets set out UK Biodiversity Action Plan, the Staffordshire Biodiversity Action Plan and the Staffordshire Geodiversity Action Plan;
2. Working with relevant partners to achieve significant improvements to the condition of the plan area's internationally designated Ramsar sites, nationally designated Sites of Special Scientific Interest (SSSI), locally designated Sites of Biological Importance (SBI) and Local Wildlife Sites, Regionally Important Geological/Geomorphological Sites (RIGS) and Local Nature Reserves;
3. Ensuring that the location, scale and nature of all development planned and delivered through this Core Spatial Strategy avoids and mitigates adverse impacts, and wherever possible enhances, the plan area's distinctive natural assets, landscape character, waterways, network of urban green corridors and priority species and habitats identified in the UK Biodiversity Action Plan and the Staffordshire Biodiversity Action Plan;
4. Ensuring that the value of previously developed land as a source of biodiversity is recognised and appropriate measures are taken to reduce the negative impact of development upon this resource and wherever possible to achieve an enhancement.
5. Development that is likely to contribute additional nutrients to Black Firs and Cranberry Bog will not be permitted.

Policy CSP5 - Open Space/Sport/Recreation

The plan area's open space, sports and leisure assets will be enhanced, maintained and protected through the following measures -

1. Close partnership working to deliver the key elements of the Urban North Staffordshire Green Space Strategy
2. Close partnership working to deliver improved quality and accessibility, and additional sports and leisure facilities will be developed to meet local needs identified in Newcastle's Leisure Needs and Playing Pitch Strategy and Stoke's Sport and Physical Activity Strategy and any approved revisions or replacement strategies
3. Ensuring that all new residential development will be linked to existing and new open spaces and sport and recreation facilities through a series of well defined safe routes/streets, incorporating pedestrian friendly routes and cycle ways

4. Ensuring that the plan area's network of open spaces, sports and leisure assets are interlinked and accessible to all, secure, and provide quality leisure and amenity facilities
5. Developer contributions will be sought to provide a key funding source to meet the needs of new residents and for the delivery of Newcastle's Leisure Needs and Playing Pitch Strategy, Stoke's Sport and Physical Activity Strategy and the Urban North Staffordshire Green Space Strategy and any approved revisions or replacement strategies

Policy CSP6 – Affordable Housing

1. All development involving housing above the following size thresholds must make provision for an element of affordable housing to meet identified need in the latest published evidence of need.
2. New residential development within the urban area, on sites or parts of sites proposed to, or capable of, accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.
3. New residential development within the rural areas, on sites of 5 dwellings or more will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.
4. In some areas the local need for affordable housing may be for less than 25%. In this case a financial contribution to off site affordable housing provision will be required at the equivalent rate to meet priority needs elsewhere.
5. Housing developments within the identified City Centre boundary will not be required to provide affordable housing to assist promotion of this new housing market sector and ensure increased investment in the quality of adjacent public spaces.
6. In other areas, particularly within Areas of Major Intervention, a higher level of affordable provision will be accommodated on the site if demonstrated by local needs surveys. Increased provision will be funded from a cocktail of sources including developer contributions.
7. Within the plan area the affordable housing mix will be negotiated on a site by site basis to reflect the nature of development and local needs. Generally, affordable housing types will be expected to reflect that of the site as a whole.
8. Affordable housing units should be fully integrated with the market housing, be built to the same design, quality and space standards and should not be visually distinguishable from other development on site. It should be assumed that affordable housing will be required to be provided without subsidy.
9. Within the rural area, where published evidence of need highlights a local need not capable of being met through normal housing provision policy, sites may be released as Rural Exception Sites – as defined in Planning Policy Statement 3. If such a site cannot be accommodated within an existing village, then a site immediately adjoining the village may be deemed appropriate. The scale of development should not exceed the level of need identified. Schemes should be able to be afforded by local people identified as having housing need and will remain affordable in perpetuity.

Policy CSP10 - Planning Obligations

Developers are expected to have regard to the consequences that may arise from development. Development proposals should, therefore, include provision for necessary on site and off site infrastructure, community facilities and/or mitigation measures where this is necessary to ensure comprehensive planning and to avoid placing an additional burden on the existing community and area.

These may include:

1. Transport measures, facilities or improvements;

2. Utility services and/or improvements;
3. Affordable housing;
4. Education and community facilities;
5. Open spaces, sports and recreation facilities;
6. Environmental improvements and/or mitigation measures
7. Or such other requirements which may be considered reasonable having regard to all material considerations

Where appropriate, the local authority will consider entering into joint development schemes, assisting with site assembly, using powers of compulsory purchase or using other means available under its planning and associated powers, including planning conditions or planning obligations, in order to implement policies and proposals in this Strategy, or to obtain mitigation measures where necessary.

3.2 Saved Policies of the Newcastle under Lyme Local Plan 2011 (Adopted 2003)⁸

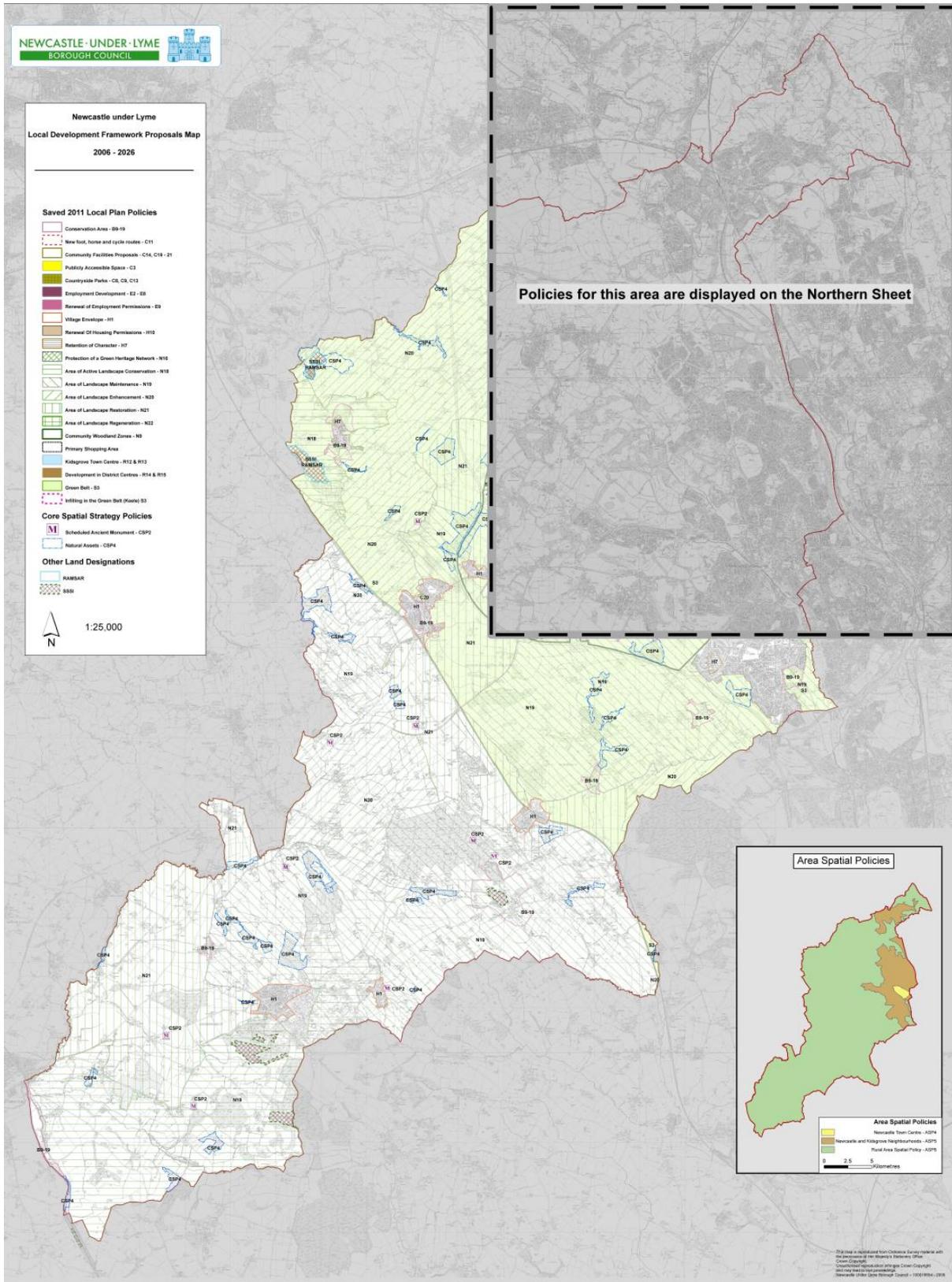
The policies set out below are taken from the Newcastle-under-Lyme Local Plan 2011 (adopted October 2003). These policies were saved beyond September 28th 2007 by the Secretary of State for Communities and Local Government, and are yet to be replaced by new policies in the Newcastle Development Framework. They therefore continue to form part of the Development Plan for Newcastle-under-Lyme.

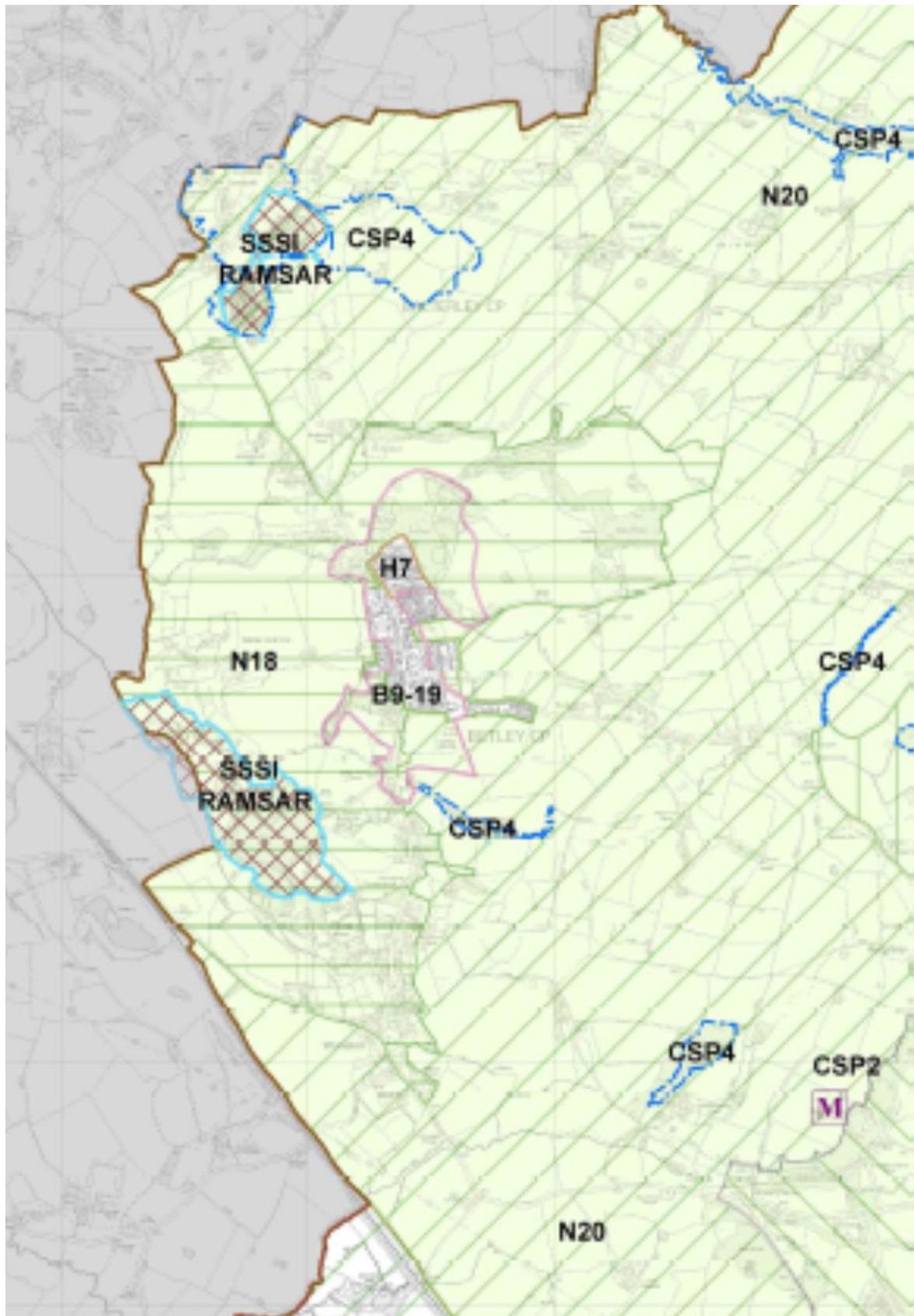
Supporting text to individual policies provides some useful context and explanation, and therefore still remains relevant. For these purposes, please refer to copies of the Local Plan in its entirety.

⁸ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/current-development-plan>

Interactive Proposals Map

South of the Borough





POLICY S3: DEVELOPMENT IN THE GREEN BELT

Within the Green Belt, as shown on the Proposals Map, there will be a presumption against any form of development, subject to the following policies:

- i) Dwellings will not be permitted in the Green Belt even for persons solely or mainly employed in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, unless siting in the Green Belt is essential for the efficient operation of agriculture or forestry in the locality. If permission can be given, dwellings should normally be sited within, and designed to fit in with, an existing group of dwellings or farm buildings.
- ii) Development for residential purposes of a small gap (no more than 1 or 2 plots in width) as an exception in the Green Belt, within the built-up area of the village of Keele, as defined on the Proposals Map, may be permitted so long as the gap makes no material contribution to the amenity of the locality.
- iii) Non-residential development may be permitted in the Green Belt if the applicant demonstrates that it is essential for the efficient operation of agriculture or forestry in the locality, cannot reasonably be located other than in the Green Belt and so long as its siting, access, layout, landscaping and design are acceptable.
- iv) The well-designed extension or alteration of an existing dwelling, or its replacement, may be acceptable as long as it does not result in disproportionate additions over and above the size of the original dwelling.

Where replacement is proposed, the new dwelling must not be materially larger than the dwelling it replaces and the applicant must demonstrate that replacement rather than alteration is justified.

- v) The re-use of an existing building, whether for residential or other uses, may be acceptable providing it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it.
- vi) Development for sport or recreation uses of a predominantly open character, whether formal or informal, or for other uses of land that preserve the openness of the area, may be located in the Green Belt so long as it does not disrupt viable farm holdings. Such development must use reclaimed land, or low grade agricultural land, where practicable. Any buildings must be limited to those essential to the use and must be sited to minimise their impact on the openness of the Green Belt.

POLICY H1: RESIDENTIAL DEVELOPMENT: SUSTAINABLE LOCATION AND PROTECTION OF THE COUNTRYSIDE

Permission for residential development will only be given where one of the following requirements are satisfied:

- i) The site is within the urban area of Newcastle or Kidsgrove*.
- ii) The site is within one of the 'village envelopes' as defined on the Proposals Map.

iii) It is essential for the proper functioning of a viable enterprise of agriculture or forestry that residential accommodation for a person or persons engaged in that enterprise is available in the precise location proposed and there is no alternative.

iv) The development consists of affordable housing permissible under the terms of Policy H12.

v) The development consists of the conversion of a rural building in accordance with Policy H9.

Where permission is given under clauses (iii) or (iv), any new buildings should be sited within an existing group of dwellings or farm buildings and designed to fit in with them.

POLICY H4: HOUSING DEVELOPMENT AND RETENTION OF PARKING FACILITIES

Planning permission will not be granted for additional dwellings on garage courts or communal parking areas unless one of the following is satisfied:

i) The car parking facilities serve no local need.

ii) Alternative parking with equivalent or better capacity and accessibility is proposed.

iii) The car parking facilities that would remain would be satisfactory for the identified demand.

POLICY H7: PROTECTION OF AREAS OF SPECIAL CHARACTER

In areas shown on the Proposals Map at Porthill Bank, Sandy Lane/Brampton, and Seabridge Lane, **Betley (North)** and Wolstanton, the Council will seek to preserve the unique character of the areas, consisting mainly of large houses in extensive plots, and will not permit development that would be detrimental to the overall character of the area or that would result in the further sub-division of plots or the loss of, or adverse effect on, visually significant trees.

POLICY H8: LARGE RESIDENTIAL BUILDINGS

Where development is proposed that would irreversibly take large houses of intrinsic merit out of residential use or change their character or the character of their environment by subdivision of the buildings or their curtilages, permission will only be given if the Council is satisfied that the loss would not be detrimental to the overall stock of such types of accommodation in the Borough.

POLICY H9: CONVERSION OF RURAL BUILDINGS FOR LIVING ACCOMMODATION

Before the conversion of rural buildings for living accommodation can be considered, evidence must be provided to show that the applicant has made every reasonable attempt to secure a suitable business use for the premises, subject to Policy E12 (*in Employment and Economic Development Section*).

So long as the above criterion is satisfied, conversion for living accommodation of a rural building in a sustainable location will be considered favourably provided that all the following requirements are met:

- i) The Council must be satisfied that the building was constructed for, and has previously been used in connection with, an authorised activity.
- ii) Convincing evidence must be produced that the superstructure of the buildings is of permanent and sound construction, it does not require reconstruction extension or substantial alteration and its form, bulk and general design is in keeping with its surroundings.
- iii) Applications must include the details of the scheme proposed.
- iv) All utility services for the proposed living accommodation must be underground.
- v) New dwellings must not be established within 400 metres of an existing livestock unit.
- vi) A survey must be undertaken to ascertain whether any statutorily protected wildlife species are present, and if so, measures must be taken to provide for their conservation.
- vii) The Council must be satisfied that there will be no adverse effect from the activities associated with the use of the building for domestic purposes.
- viii) The design of the proposal should support the conservation and enhancement of local countryside character and distinctiveness.

In relation to clause (vii) in particular, the Council may choose to remove 'permitted development' rights if permission is to be given.

POLICY H13: SUPPORTED HOUSING

Development for supported and special needs housing in accordance with the Council's Housing Strategy will be encouraged. When considering any applications for such development, the positive contribution that it would make towards the Council's Housing Strategy would be weighed against any concerns raised in the context of other policies of the Plan.

POLICY H15: SMALL ADDITIONAL DWELLING UNITS WITHIN THE CURTILAGES OF EXISTING DWELLINGS

Planning permission may be given for an additional, small living unit within the curtilage of an existing dwelling house, subject to other policies and practices concerning extensions to dwellings, and so long as the new unit does not have a separate vehicular access. It will be a condition of any permission that the unit remains within the curtilage of the original dwelling and is never allowed to form an independent dwelling in its own right.

POLICY H18: DESIGN OF RESIDENTIAL EXTENSIONS, WHERE SUBJECT TO PLANNING CONTROL

Proposals to extend dwellings will be favourably considered, subject to other policies in the Plan, so long as the following requirements are satisfied:

- i) The form, size and location of each extension should be subordinate to the design of the original dwellings.

- ii) The materials and design of each extension should fit in with those of the dwelling to be extended.
- iii) The extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or the setting.

POLICY E11: DEVELOPMENT OF EMPLOYMENT LAND FOR OTHER USES

Development that would lead to the loss of good quality business and general industrial land and buildings will be resisted where this would limit the range and quality of sites and premises available. The criteria for what constitutes 'good quality' business and general industrial land and buildings include the following:

- i) Accessibility to and from the primary road network.
- ii) Size.
- iii) Topography and configuration.
- iv) Ground conditions.
- v) Its location and relationship to adjoining uses

POLICY E12: THE CONVERSION OF RURAL BUILDINGS

The conversion of rural buildings for new employment purposes will, subject to amenity and highway considerations, be supported as a means of providing jobs in the rural areas, so long as the following requirements are met:

- i) The Council must be satisfied that the building was constructed for, and has previously been used in connection with, an authorised activity.
- ii) Convincing evidence must be produced that the superstructure of the building is of permanent and sound construction, it does not require reconstruction, extension or substantial alteration and its form, bulk and general design is in keeping with its surroundings.
- iii) The use proposed must not involve any of the following:
 - (a) A significant extension of the building.
 - (b) The unsightly storage of, or work on, raw materials or goods outside.
 - (c) Operations that create an unacceptable adverse impact, are unsightly or create problems of traffic or parking in the neighbourhood.
 - (d) The use of an unsatisfactory access to and from the public highway.
 - (e) The introduction of significant additional traffic into environmentally sensitive areas or the creation or aggravation of traffic problems.
 - (f) Detriment to the building's setting that cannot be overcome by external landscaping or treatment.
- iv) The proposal must incorporate measures to provide for the conservation of statutorily protected wildlife species, if present.

v) The design of the proposed conversion should conserve or enhance local countryside character and distinctiveness and ensure that the historic character and setting of traditional rural buildings is maintained.

POLICY T16: DEVELOPMENT - GENERAL PARKING REQUIREMENTS

Development will not be permitted to provide more parking than the maximum levels specified in Table 3.2 (appendix 3). Development may be required to provide less than these maximum levels in order to meet the requirements of other transport policies in this plan such as the implementation of a Green Transport Plan.

Development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on street parking or traffic problem. Development may be permitted where local on street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets. In such cases the development would be required to make an appropriate contribution towards the initial and ongoing costs of required schemes.

The design and layout of any parking provided for non residential development should meet the following general requirements to:

- i) Provide adequate sized parking bays.
- ii) Provide adequate circulation and access space.
- iii) Avoid the obstruction of adjoining highways, particularly classified roads.
- iv) Provide easy and safe pedestrian circulation.
- v) Provide adequate and appropriate surfacing and landscaping.
- vi) Provide parent and toddler parking bays at retail outlets.
- vii) Provide adequate parking facilities for motorcycles.

The design and layout of any parking provided for residential development should accord with the Staffordshire Residential Design Guide (2000).

For non-residential development at least one parking space for disabled people should be provided plus 6% of the maximum standards in Table 3.2 (appendix 3). In addition to the above design and layout requirements parking for disabled people should:

- a) be sited to give convenient access to buildings.
- b) provide adequate sized parking bays for use by disabled people with wheelchairs (i.e. should be 3.6m wide).

POLICY T19: TELECOMMUNICATIONS DEVELOPMENT – GENERAL CONCERNS

Applications for permission for the siting of telecommunications equipment will be approved provided that they meet the following requirements:

- i) The proposal does not unacceptably harm the visual quality and character of sensitive areas and locations such as the countryside, the Green Belt, Conservation Areas, Registered Historic Parks and Listed Buildings or adversely affect the townscape quality of an area, the street scene or the amenity of nearby property or the local area.
- ii) There are no alternative more suitable sites available which would meet the operational requirements for the equipment, it is not feasible to share existing facilities and in the case of radio masts there is no possibility of erecting antennae on an existing building or structure.
- iii) The proposal would not adversely affect the health and well being of local persons as the equipment complies with relevant standards recognised by Government, such as those of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).
- iv) The proposal, where appropriate, incorporates satisfactory arrangements for landscaping and boundary treatment and subsequent maintenance.

POLICY C2: RETENTION OF ALLOTMENT GARDENS

The Council will not grant planning permission to redevelop allotment gardens unless an equally acceptable site can be made available for use prior to any development, or unless there is evidence that existing facilities are under-used, and are likely to remain so.

If it is considered acceptable for allotments to be closed, the land should be redeveloped only for recreation, sport or nature conservation unless it can be shown that the local area will not be under-provided for in terms of its particular needs for open space.

POLICY C16: RESTRICTIONS ON SELF-CATERING HOLIDAY ACCOMMODATION

Where planning permission is given for self-catering accommodation, conditions will be applied to limit its use to short-stay holiday purposes, explicitly excluding any other uses in Class C3.

POLICY C17: CAMPING AND CARAVAN SITES

In determining an application for a camping or caravan site, the Council will take into consideration, amongst other things, the following:

- i) The need for such facilities in the area.
- ii) The standard of landscaping proposed and the impact of the development on the landscape and the environment.
- iii) The impact on neighbouring uses, particularly residential areas.
- iv) The suitability of access roads, taking into account the use of caravans and trailers.

Any application must include full details of access, drainage, landscaping, layout of pitches, design and siting of buildings, all of which can be approved, and the applicant must demonstrate that

effective environmental management of the site, including satisfactory provision for the collection and disposal of waste, can be guaranteed. The use must be limited to short stay holiday use only.

POLICY C22: PROTECTION OF COMMUNITY FACILITIES

When considering applications for development that would involve the loss of an important community facility, the need for the facility and the likelihood of its being able to be replaced will be a material consideration.

Where the community facility is a commercial enterprise, planning permission for alternative use may not be given unless the applicant can demonstrate that the business is not commercially viable.

POLICY N3: DEVELOPMENT AND NATURE CONSERVATION - PROTECTION AND ENHANCEMENT MEASURES

The consideration of applications for planning permission will take into account the potential effects of development proposals upon wildlife and geological features. In all cases where development or land use change is permitted, development proposals will be expected to avoid or minimise any adverse effects and, where appropriate, to seek to enhance the natural heritage of the Borough by the following measures:

Habitats/features of nature conservation or geological value will be retained in situ and protected from adverse impact.

Where permitted by relevant legislation and/or regulations, flora and fauna of high nature conservation importance will be translocated or relocated to a suitable location(s) in cases where such species cannot be adequately safeguarded in situ.

(Where this takes place, the developer must ensure that the translocation of the flora and fauna is based on qualified advice and undertaken prior to the commencement of development, and that provisions are made for the satisfactory establishment and maintenance of the translocated species at the new site).

Replacement habitats/features will be provided on at least an equivalent scale where the Council agrees that the loss of wildlife habitats or geological features is unavoidable.

POLICY N4: DEVELOPMENT AND NATURE CONSERVATION – USE OF LOCAL SPECIES

Where development includes landscaping and/or planting, developers will be required to use the greatest possible proportion of native species characteristic of the locality, preferably of local provenance, except where special requirements of purpose or location dictate otherwise.

POLICY N8: PROTECTION OF KEY HABITATS

The Council will resist development that may harm, directly or indirectly, an ancient woodland site, unimproved lowland grassland or area of lowland heathland or peatland, unless the applicant can demonstrate that the need for the development clearly outweighs the need to safeguard the

habitat. Where development affecting such habitats can be approved, appropriate measures will be required to minimise damage, to provide for appropriate habitat restoration and/or re-creation to compensate for any loss, and to assist where possible towards meeting the targets for habitat and species increase set out in the Staffordshire Biodiversity Action Plan.

POLICY N10: NEW WOODLAND - CONSIDERATIONS

Opportunities for the establishment of new woodland should be taken in all appropriate development. Proposals for the planting of new woodland areas will be subject to the following considerations:

The impact new woodland planting would have on existing habitats. (Generally it will be necessary to demonstrate that proposals will not destroy or degrade any other habitats of nature conservation importance located within or adjacent to the site.)

The impact of the proposals on historic features and the local landscape.

The suitability of the proposals to the specific conditions of the site and surrounding area.

The design of the woodland in relation to best practice design standards, such as Forestry Commission Guidelines and the UK Forestry Standard.

The opportunities available for amenity, recreational and educational use.

The relative position and connectivity of the proposals to existing woodland areas and the hedgerow network and the opportunity to link and expand existing fragmented semi-natural woodland with new native woodland planting and to create corridors for wildlife

The proposals for the management of the woodland.

The use of natural regeneration, particularly when considering the expansion of existing semi-natural woodland.

Emphasis will be placed on the use of broad-leaved species of local provenance wherever possible.

POLICY N12: DEVELOPMENT AND THE PROTECTION OF TREES

The Council will resist development that would involve the removal of any visually significant tree, shrub or hedge, whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design.

Where, exceptionally, permission can be given and trees are to be lost through development, replacement planting will be required on an appropriate scale and in accordance with a landscaping scheme.

Where appropriate, developers will be expected to set out what measures will be taken during the development to protect trees from damage.

POLICY N13: FELLING AND PRUNING OF TREES

The felling or unnecessary pruning of any tree of public amenity will not be supported by the Council unless one of the following is applicable:

- i) Its removal forms part of a development permitted in accordance with Policy N12.
- ii) The applicant can demonstrate that the tree is adversely affecting the structural condition or safety of a building or buildings.
- iii) The applicant can demonstrate that the tree presents an unacceptable risk to the safety of the public.
- iv) The applicant can demonstrate that the operation is in the best interests of improving the growth of other trees.

Where felling is unavoidable and permitted, the Council will require, where possible, appropriate replanting.

POLICY N14: PROTECTION OF LANDSCAPE FEATURES OF MAJOR IMPORTANCE TO FLORA AND FAUNA

Development that may harm, directly or indirectly, the landscape features listed below which are of major importance for wild fauna and flora will not be permitted unless it can be demonstrated that there are reasons for the development which clearly outweigh the need to retain the feature. Where development affecting such features is approved, appropriate measures will be required to minimise, restore and/or compensate for any loss of, or deterioration in, the nature conservation value of the feature.

Features covered by this policy:

- Hedgerows, drystone walls and similar established boundary features
- River and stream corridors (incorporating the river, its banks and associated wetland habitats)
- Canals
- Ponds, lakes and other permanent standing water features
- Woodlands
- Disused railways and mineral lines
- Green lanes

POLICY N17: LANDSCAPE CHARACTER - GENERAL CONSIDERATIONS

Development should be informed by and be sympathetic to landscape character and quality and should contribute, as appropriate, to the regeneration, restoration, enhancement, maintenance or active conservation of the landscape likely to be affected. Proposals with landscape and visual implications will be assessed having regard to the extent to which they would:

- i) Cause unacceptable visual harm
- ii) Introduce (or conversely remove) incongruous landscape elements
- iii) Cause the disturbance or loss of (or conversely help to maintain):
 - a) landscape elements that contribute to local distinctiveness

- b) historic elements which contribute significantly to landscape character and quality, such as field, settlement or road patterns
- c) semi-natural vegetation which is characteristic of that landscape type
- d) the visual condition of landscape elements
- e) tranquillity

POLICY N18: AREAS OF ACTIVE LANDSCAPE CONSERVATION

Within Areas of Active Landscape Conservation as shown on the Proposals Map the Council will support, subject to other plan policies, proposals that will help to conserve the high quality and distinctive character of the area's landscape. Development that will harm the quality and character of the landscape will not be permitted. Within these areas particular consideration will be given to the siting, design, scale, materials and landscaping of all development to ensure that it is appropriate to the character of the area.

POLICY N20: AREAS OF LANDSCAPE ENHANCEMENT

Within Areas of Landscape Enhancement, as shown on the Proposals Map, the Council will support, subject to other plan policies, proposals that will enhance the character and quality of the landscape. Within these areas it will be necessary to demonstrate that development will not further erode the character or quality of the landscape.

POLICY B3: OTHER ARCHAEOLOGICAL SITES

The Council will require archaeological assessments and field evaluations to be submitted prior to the determination of proposals affecting sites of known or potential archaeological significance and their findings to be reported to the Council. In cases where archaeological remains are affected, but their nature does not merit preservation in situ, developers will be required to secure excavation and recording in advance of construction work.

POLICY B4: DEMOLITION OF LISTED BUILDINGS

The Council will resist the total or substantial demolition of a listed building, unless exceptionally, an applicant can convince the Council that it is not practicable to continue to use the building for its existing purpose and there is no other viable use.

Where Listed Building consent is granted for demolition or alteration resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to the commencement of works.

Demolition will not be permitted unless there are approved detailed plans for redevelopment and, where appropriate, an enforceable agreement or contract exists to ensure the construction of the replacement building.

POLICY B5: CONTROL OF DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING

The Council will resist development proposals that would adversely affect the setting of a listed building.

POLICY B6: EXTENSION OR ALTERATION OF LISTED BUILDINGS

The Council will resist alterations or additions to a listed building that would adversely affect its character or its architectural or historic features.

Where Listed Building consent is granted for alterations resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to the commencement of or during works.

POLICY B7: LISTED BUILDINGS - CHANGE OF USE

The change of use of a listed building will only be permitted if its character or appearance would be preserved or enhanced. Applications for changes of use must include details of all intended alterations to the building.

POLICY B8: OTHER BUILDINGS OF HISTORIC OR ARCHITECTURAL INTEREST

The Council will ensure the conservation of locally important buildings and structures by encouraging their retention, maintenance, appropriate use and restoration.

Where permission is granted for demolition or alteration of locally important buildings which would result in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to the commencement of works.

POLICY B9: PREVENTION OF HARM TO CONSERVATION AREAS

The Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas.

POLICY B10: THE REQUIREMENT TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA

Permission will be granted to construct, alter the external appearance or change the use of any building only if its proposed appearance or use will preserve or enhance the character or appearance of a Conservation Area. This will be achieved by the following criteria being met:

- i) The form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area.
- ii) The plot coverage characteristics respect those of the area.
- iii) Historically significant boundaries contributing to the established pattern of development in the area are retained.
- iv) Open spaces important to the character or historic value of the area are protected.
- v) Important views within, into and out of the area are protected.
- vi) Trees and other landscape features contributing to the character or appearance of the area are protected.

POLICY B11: DEMOLITION IN CONSERVATION AREAS

Consent to demolish a building or any part of a building in a Conservation Area will not be granted unless it can be shown that each of the following is satisfied:

- i) The building is wholly beyond repair, incapable of reasonably beneficial use, of inappropriate design, or where its removal or replacement would benefit the appearance or character of the area.
- ii) Detailed plans for redevelopment are approved where appropriate.
- iii) An enforceable agreement or contract exists to ensure the construction of the replacement building where appropriate

Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.

POLICY B12: PROVISION OF SERVICES IN CONSERVATION AREAS

All new utility services in Conservation Areas must be laid underground and ducted within buildings. Opportunities should be taken wherever appropriate to relocate existing services underground. External features of utility services such as junction boxes, lighting etc shall be designed, located and coloured so as to be as unobtrusive as possible.

POLICY B13: DESIGN AND DEVELOPMENT IN CONSERVATION AREAS

Applicants for planning permission should demonstrate how they have taken account the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals.

POLICY B14: DEVELOPMENT IN OR ADJOINING THE BOUNDARY OF CONSERVATION AREAS

In determining applications for building in a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. Because of this and to allow the

impact of a proposal on the special architectural and historic character and appearance of the Conservation Area to be evaluated, outline planning permission will be resisted for proposals in a Conservation Area. Exceptionally, where proposed development immediately adjacent to the Conservation Area would be likely to affect the Conservation Area adversely, similar constraints may be applied.

POLICY B15: TREES AND LANDSCAPE IN CONSERVATION AREAS

Trees and landscape features which contribute to the character and appearance and are a part of the setting of a Conservation Area will be retained. Where consent is given to remove protected trees conditions will be imposed to require trees of the appropriate species and size to be planted and replaced if they die within 5 years.

POLICY B16: SHOP FRONTS IN CONSERVATION AREAS

In dealing with applications to adapt or replace frontages of shops or other commercial premises, the Council will take into account how the new design respects the architectural or historic interest, scale, features and materials of the existing and nearby buildings.

POLICY B17: AWNINGS, CANOPIES AND BLINDS IN CONSERVATION AREAS

In dealing with applications for awnings, canopies and blinds the Council will take into account the architectural qualities of the building on which they are to be put and nearby buildings.

POLICY B18: SECURITY SHUTTERS IN CONSERVATION AREAS

In dealing with applications for external security shutters, the Council will take into account the architectural qualities of the building on which they are to be installed and the surrounding area. Planning permission will not be granted for solid external shutters on buildings in Conservation Areas.

POLICY B19: ILLUMINATED SIGNS IN CONSERVATION AREAS

The Council will resist illuminated signs and advertisement hoardings in the Conservation Areas of **Betley**, Clayton, Keele, Keele Hall, Kidsgrove, Madeley, Maer, Mucklestone, Silverdale, Stubbs Walks/Mount Pleasant, the Brampton, the Shropshire Union Canal, the Trent and Mersey Canal (Hardingswood), Whitmore, Wolstanton and any other Conservation Areas to be designated.

POLICY B20: ILLUMINATED FASCIA AND OTHER SIGNS IN CONSERVATION AREAS

Illuminated signs should consist of individually lit letters fixed either directly to a fascia or to an opaque panel. Where the letters form an integral part of the panel, they should stand proud by at

least 25 millimetres and should be edged in a material to distinguish them from the background panel.

The light intensity should not exceed 300 candelas per square metre (This is about the intensity of a large road sign on a trunk road like the A500).

POLICY IM1 – PROVISION OF ESSENTIAL SUPPORTING INFRASTRUCTURE AND COMMUNITY FACILITIES

Where a development proposal would require improvements to infrastructure or essential facilities to make it acceptable then the developer will be required to carry out or contribute to the funding of appropriate works.

3.3 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Joint Local Plan Preferred Options Consultation document February 2018⁹

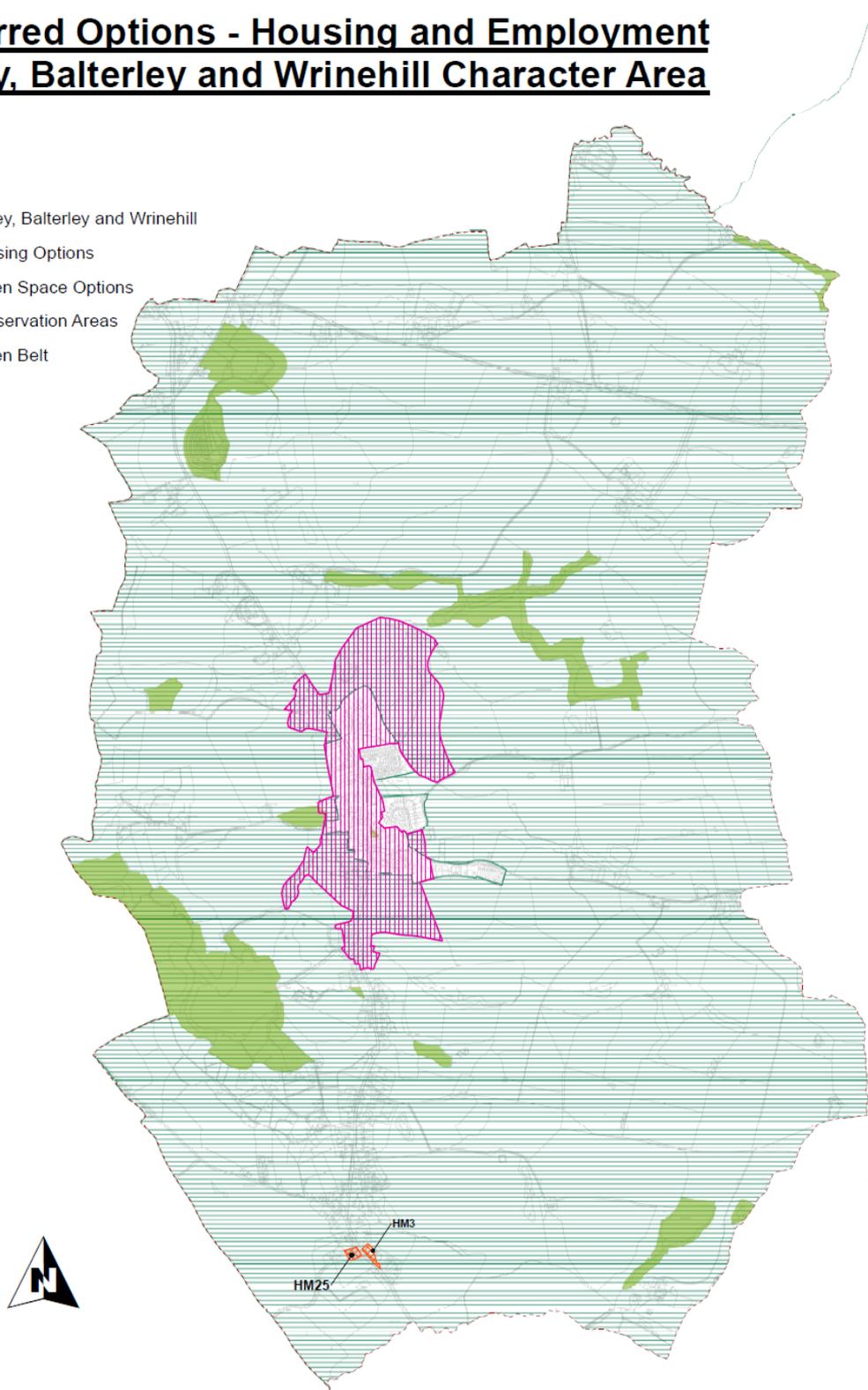
Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council are working together to prepare a new Joint Local Plan that will guide the future development of both areas up to 2033. This will replace the existing Core Spatial Strategy and the remaining saved policies from the Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent City Plan 2001.

⁹ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>

Preferred Options - Housing and Employment Betley, Balterley and Wrinehill Character Area

Key

-  Betley, Balterley and Wrinehill
-  Housing Options
-  Green Space Options
-  Conservation Areas
-  Green Belt



Boundaries of housing and employment sites are indicative only. The final boundaries will be set at the Draft Plan stage

This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Newcastle Under Lyme Borough Council - 100018854 - 2017
This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.

2.0 PREFERRED DEVELOPMENT STRATEGY AND OPTIONS

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.

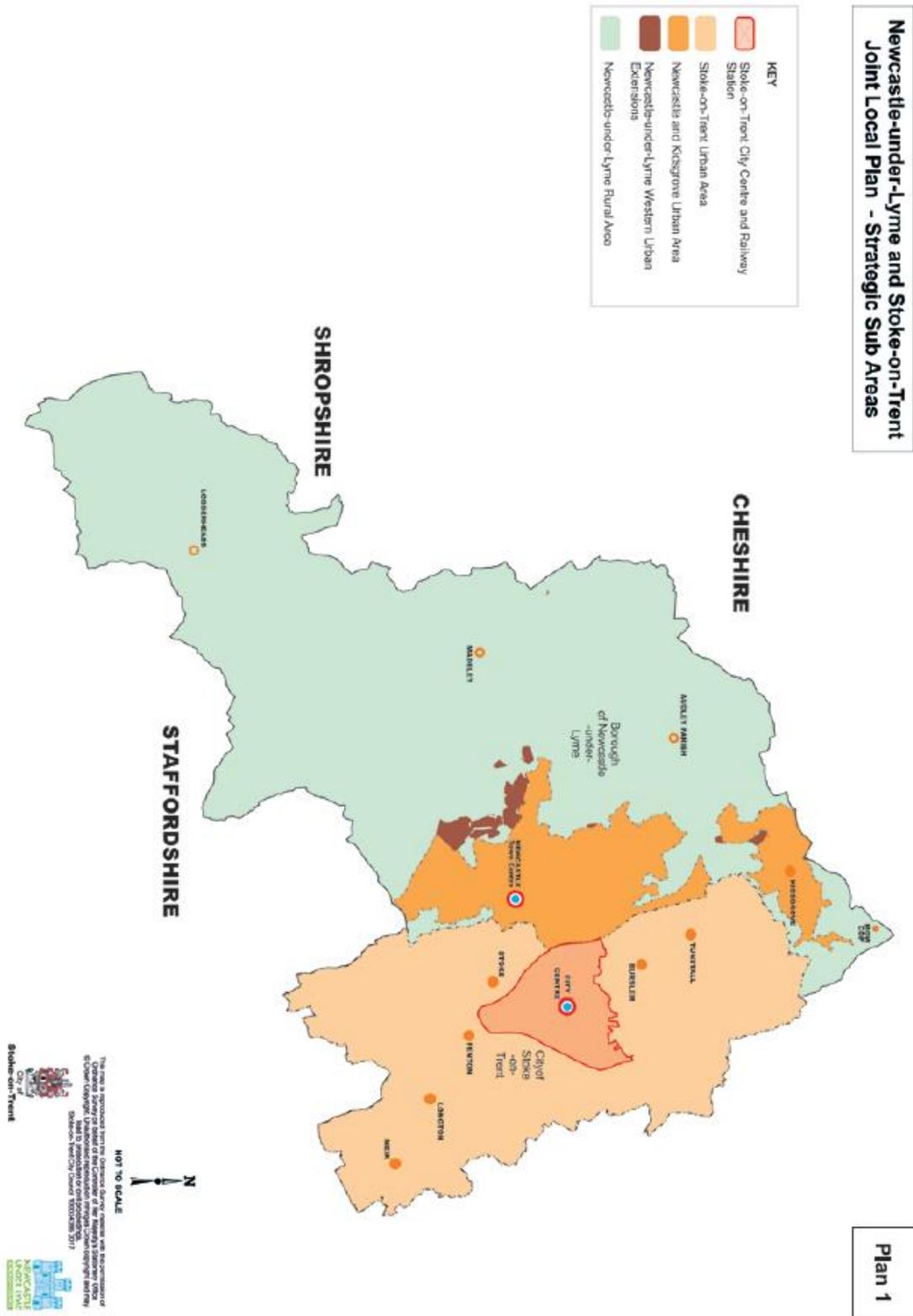
Strategic Sub Areas

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**

2.22 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.



Preferred Spatial Distribution of Employment

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.

Preferred Spatial Distribution of Housing

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.

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.

4.4 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.

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.

6.4 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

6.7 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.

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.

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.

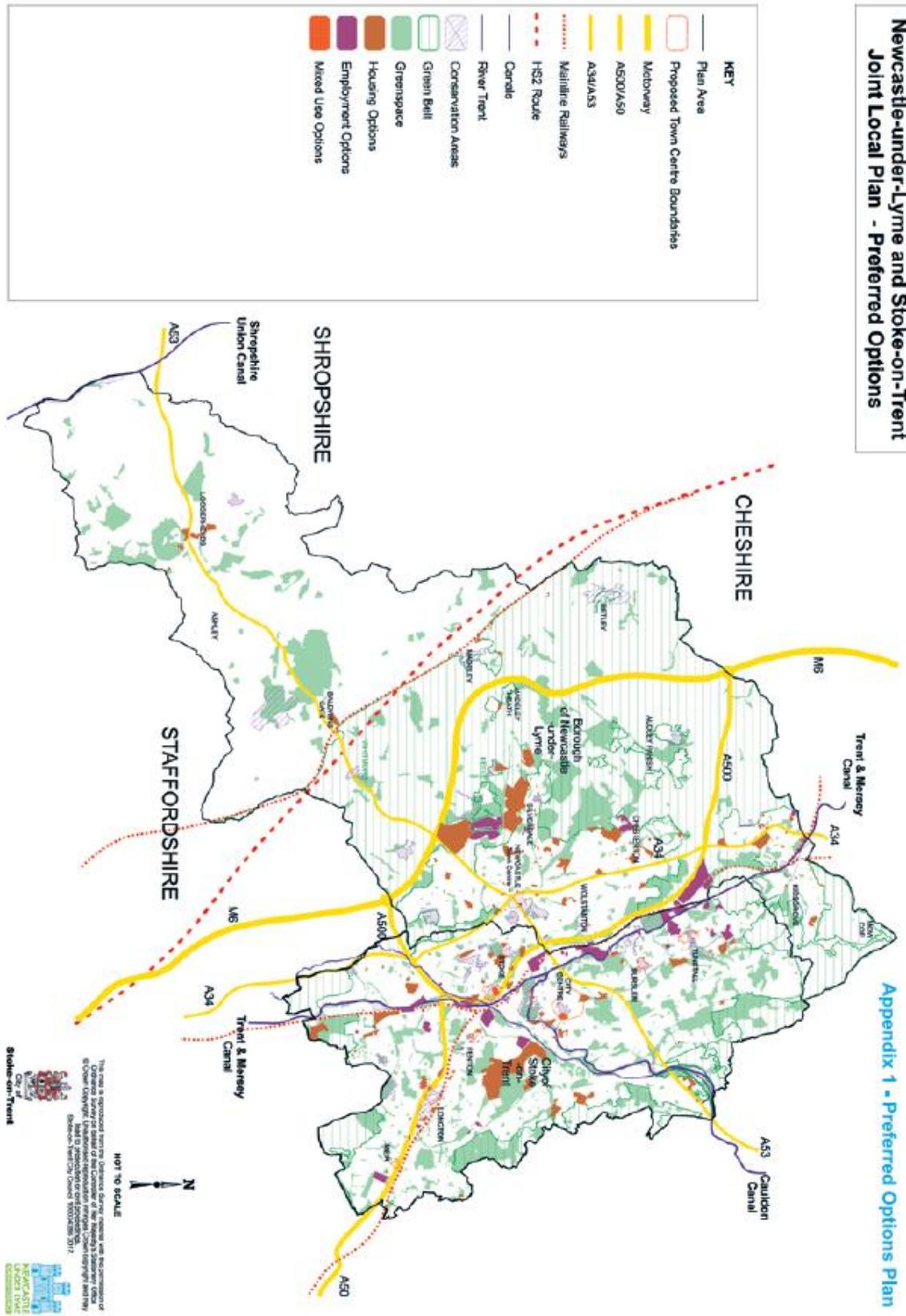
10.0 CHARACTER AREAS

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 are 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.

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

Appendix 1 - Preferred Options Plan

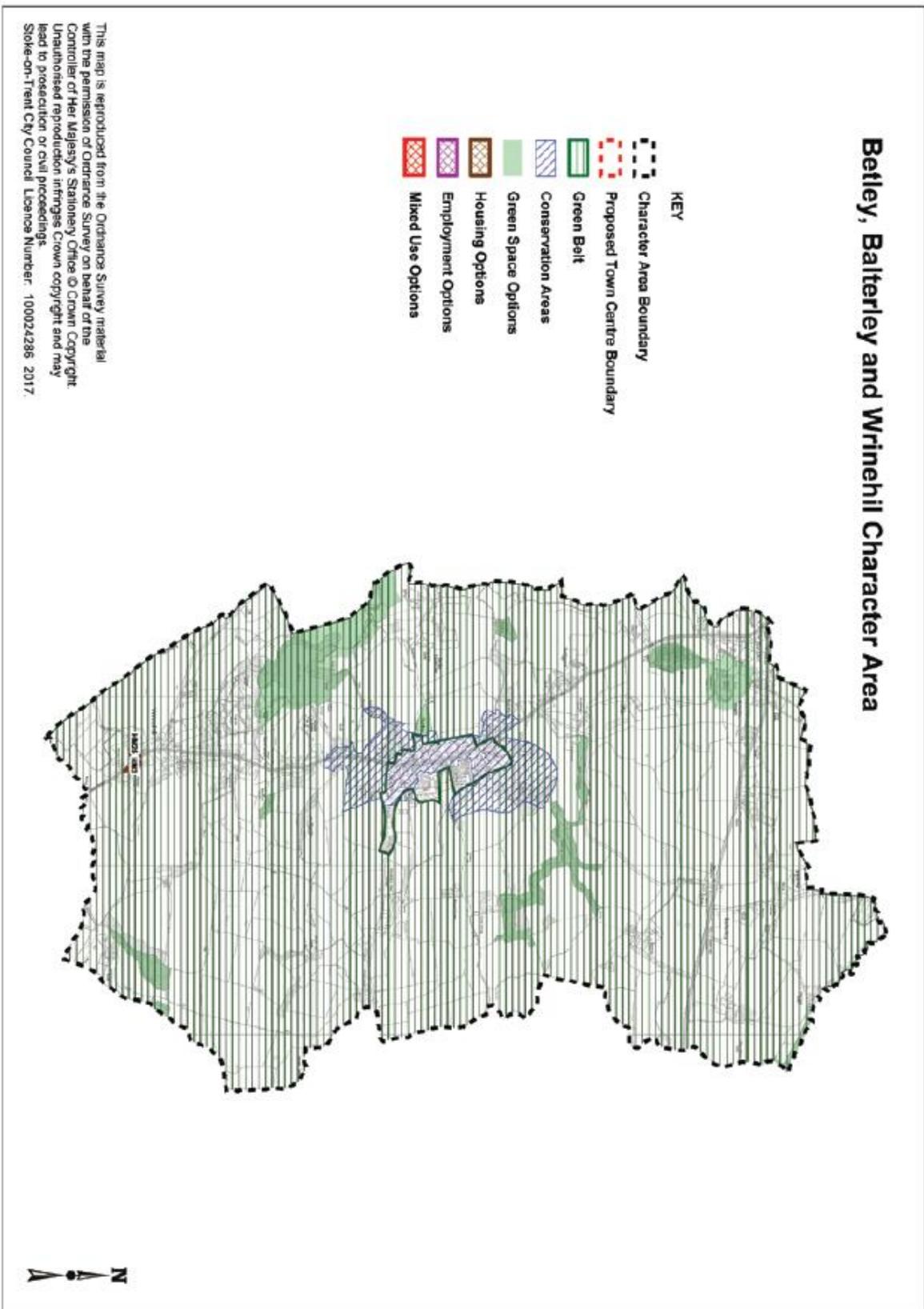


Appendix 2 Preferred Housing Sites - Newcastle-under-Lyme

| | | | | | |
|---------------------------------|-----------|---------------------|------------------------------------|------|---|
| 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 |

Appendix 5 – Character Areas

Betley, Balterley and Wrinehill



4.0 New Joint Local Plan Evidence Base Documents¹⁰

4.1 Strategic Housing Market Assessment Review (June 2017)

This study builds upon and reviews the Joint Strategic Housing Market Assessment (2015) study. Having considered all of the sources of housing need, the study forms a 'full, objective assessment of housing needs'. A recommended objectively assessed need for the housing market area has been identified rather than a range of development thought likely to meet need, as was suggested by the previous study. The recommended objectively assessed development requirements for the housing market area form an important consideration as the councils are required, by national policy, to plan to meet this requirement and that which is identified for infrastructure.

Executive Summary

6. The updated analysis presented in this report indicates that there is **an objectively assessed need (OAN) for 1,390 dwellings per annum** in the Newcastle-under-Lyme and Stoke-on-Trent housing market area (HMA) over the period from 2013 to 2039. This sits within the range previously concluded in the 2015 SHMA (1,177 – 1,504 dwellings per annum).

8. The preferred demographic scenario also incorporates an adjustment to allow for a return to higher levels of household formation amongst younger people (aged 15 – 34 in Newcastle-under-Lyme and 25 – 34 in Stoke-on-Trent), recognising the underlying assumption within the official projections that local household formation amongst these younger age groups will remain suppressed. This continues a local decline which has been seen since 2001, linked to deteriorating affordability in the housing market which has been consistently recognised as a fundamental issue by Government. An adjustment to household formation rates which allows for a short-term return to higher levels of household formation for younger age groups where not already projected has been applied. This results in an increase in the formation of younger households over the assessment period.

9. In combination, these demographic adjustments indicate a need for 1,064 dwellings per annum across the HMA, uplifting the demographic 'starting point' projection by 32%.

10. Furthermore, it is considered that a small adjustment to the demographic trend-based projection is justified in response to market signals in Newcastle-under-Lyme, which are considered to be indicative of an imbalance between supply and demand. This recognises the worsening trend in house prices and rents – and the impact that this has had on affordability – while acknowledging that, in absolute terms, rents, house prices and affordability rank relatively positively when compared to neighbouring and similar authorities. Reflecting on Inspectors' conclusions on the scale of adjustment necessary to respond to market signals, it is considered that an uplift of 5% is an appropriate, proportionate and reasonable response to this limited worsening observed in

¹⁰ Joint Local Plan - Supporting Evidence

<https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan/joint-local-plan-supporting-evidence>

Newcastle under- Lyme. No uplift is considered to be required in Stoke-on-Trent, given the low cost of housing and evidence of a less acute affordability pressure. Applying these adjustments as necessary indicates a slightly higher need for 1,084 dwellings per annum across the HMA.

11. Following the PPG methodology, the analysis also suggests that there is a need for a further uplift to grow the labour force and support the '*positive...but realistic uplift on past [employment] trends*' concluded as likely within the Councils' joint ELR. Based on prudent assumptions on the behaviour of the labour force, a continuation of recent demographic trends would support a modest growth in employment across the HMA. However, it is recognised that this would fall somewhat short of providing the labour required to support the creation of the identified 22,584 additional jobs across the HMA identified in the ELR over the period assessed in this report (2013 – 2039), inclusive of 17,372 jobs within the Councils' plan period (2013 – 2033). Supporting this notably higher level of job growth in the area would require either a substantial change in labour force behaviour or a further growth in the labour force. Accommodating the higher level of population growth required to support likely job growth will generate a greater need for housing than implied by the demographic projection, requiring **1,390 dwellings per annum** when simultaneously allowing for a return to higher levels of household formation for younger households. This enables stronger growth in the working age population (16 – 64) through an allowance for higher – but not unprecedented – levels of net migration to the area.

12. This represents an uplift of 73% above the 'starting point' and 31% above the adjusted demographic projection, and evidently captures and surpasses the adjustment considered necessary to provide a supply response to the moderate worsening of market signals in Newcastle-under-Lyme. Provision of this scale would also almost double the average rate of development over the past fifteen years, significantly boosting the supply of housing in line with the objectives of the NPPF. The update also confirms that it is reasonable to assume that this level of provision would also facilitate the delivery of the updated calculation of affordable housing needed. This recognises an updated calculated annual need for 453 affordable homes over the next five years and 265 affordable homes per annum thereafter recognising the clearing of the existing backlog of need across the HMA.

13. The updated position on the OAN for housing has implications for the different sizes and types of housing estimated as being needed over the assessment period. The modelling indicates that growth in the older population will increase the number of residents living in communal establishments, requiring circa 1,450 bedspaces over the period to 2039 which is additional to the OAN. **The updated analysis also highlights the continued demand for housing of all sizes, but suggests that growth in the number of households typically occupying housing with two or three bedrooms is likely to generate increased demand for housing of this size over the period to 2039. There also, however, remains a need for smaller properties with only one bedroom, and larger homes with at least four bedrooms.** The outputs of this modelling exercise should only be used for guidance, however, and it is recommended that policies are not overly prescriptive in directly basing requirements for individual sites on the illustrative mix presented in the evidence given that the profile of housing delivered will need to respond to the market.

5. Affordable Housing Need

Table 5.8: Stage 7 – Total Affordable Housing Need (Net Annual)

| Step | Source | Newcastle-under-Lyme | Stoke-on-Trent | HMA |
|---|------------------|----------------------|----------------|------------|
| 7.1 Shortfall in affordable housing need to meet current backlog (net annual) | 3.3 | 44 | 144 | 188 |
| 7.2 Annual net new need | 6.3 | 199 | 66 | 265 |
| 7.3 Net annual affordable housing need (5 years) | 7.1 + 7.2 | 242 | 210 | 453 |

5.24 Across the HMA, the assessment indicates an **annual need for 453 affordable homes** to clear the backlog and meet newly arising need over the next five years, with this reducing to **265 affordable homes per annum** once the backlog is cleared.

5.25 At HMA level, this is broadly comparable with the need for 424 affordable homes per annum implied by the previous assessment in the 2015 SHMA. The updated evidence does, however, suggest a higher need for affordable housing in Newcastle-under-Lyme relative to the previous assessment (103), which is partially offset by a smaller implied need for affordable housing in Stoke-on-Trent when compared with the annual need for 261 affordable homes calculated previously.

Size of Affordable Housing Required

5.29 The calculation suggests that various sizes of affordable housing will be needed to meet new need annually generated over the plan period in Newcastle-under-Lyme. The ongoing supply of three bedroom properties in particular is found to fall notably below estimated future needs, although it should be noted that the assessment takes no account of changes resulting from welfare reforms. Again, it is recommended that the impacts of these reforms are continuously monitored by the Councils.

5.39 The assessment indicates that there is an **annual need for 453 affordable homes** to clear the backlog and meet newly arising needs over the next five years, inclusive of 242 affordable homes in Newcastle-under-Lyme and 210 affordable homes in Stoke-on-Trent. This reduces to 265 affordable homes per annum once the backlog is cleared. It is of note that this broadly compares with the need for 424 affordable homes per annum concluded within the 2015 SHMA, albeit the evidence suggests an increased need for affordable housing in Newcastle-under-Lyme which is partially offset by a smaller implied need in Stoke-on-Trent.

7. Need for Different Sizes and Types of Housing

Summary and Implications

7.37 Edge Analytics' modelling indicates that supporting likely job growth in Stoke-on-Trent and Newcastle-under-Lyme will result in a notable increase in the number of one person households and families. While one person households tend to occupy smaller housing, family households demonstrate a stronger tendency towards occupying housing with two or three bedrooms. Projected growth in these types of households can therefore be expected to generate a strong demand for housing of all sizes, with the analysis indicating a particular future demand for housing with two or three bedrooms. There also remains a need for smaller properties with only one bedroom and larger homes with at least four bedrooms, and it is recommended that the outputs of this modelling exercise should only be used for guidance. It is advised that policies are not overly prescriptive given that the profile of housing delivered will be driven by the market.

7.38 Furthermore, the modelling indicates that growth in the older population will increase the number of residents living in communal establishments, requiring circa 1,450 bedspaces over the period to 2039. This is additional to the OAN, and needs to be considered on the basis of ensuring additional provision of additional bedspaces in specialist older persons' accommodation.

4.2 Green Belt Review¹¹

Green Belt Assessment (November 2017)

Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council Green Belt Assessment Final Report Issue | 21 November 2017

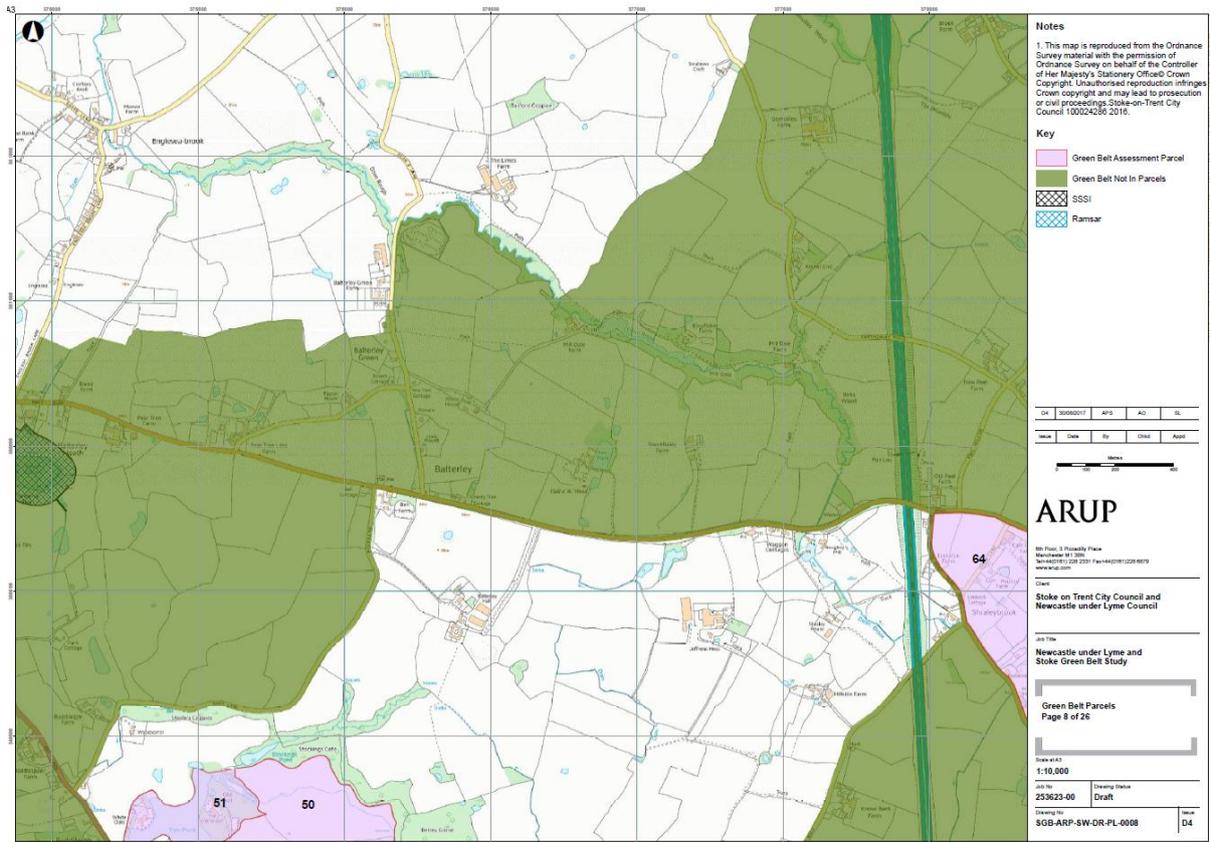
The Green Belt Assessment forms an objective evidence base indicating how the Green Belt within the Joint Local Plan area contributes towards the five purposes of Green Belt set out in the National Planning Policy Framework (NPPF).

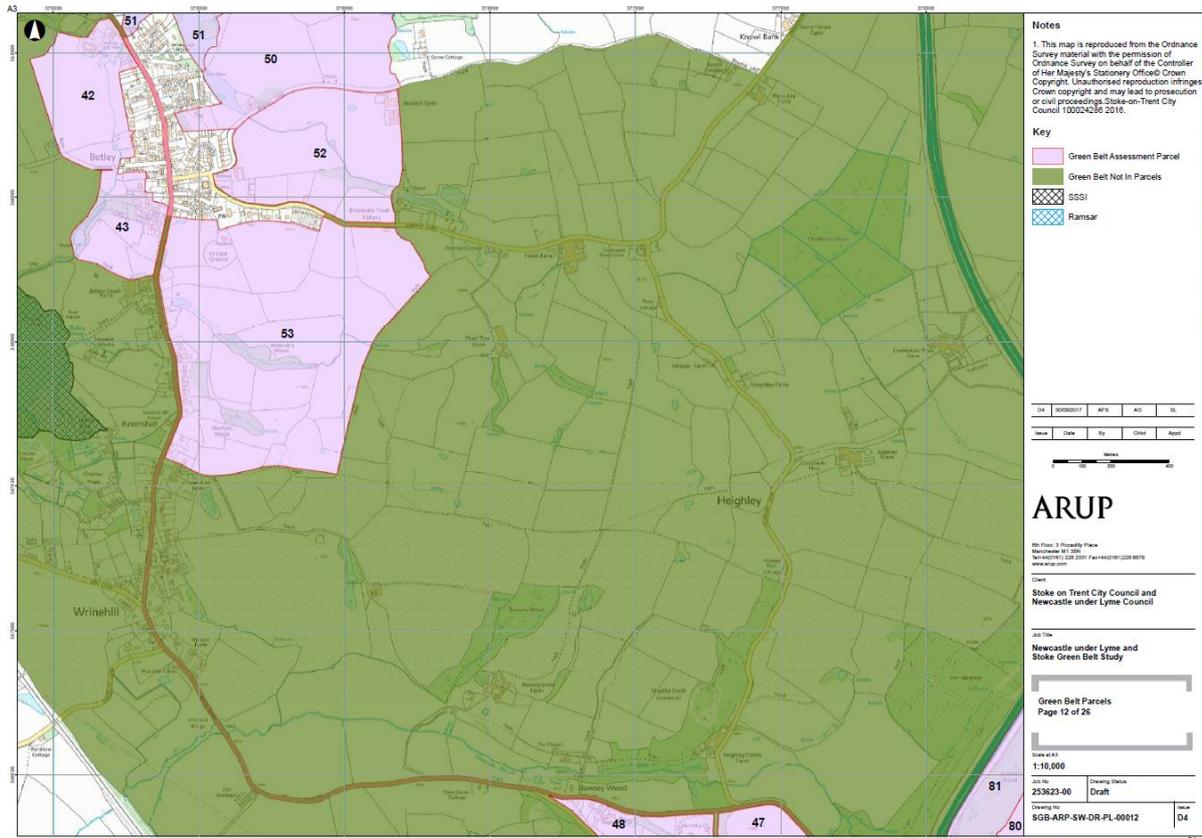
The assessment considered a number of parcels of land around Betley.

¹¹ https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/Newc_Stoke_GBA_Final_Report_21_11_17.pdf

Appendix F

Green Belt Parcel Maps





Appendix G

Detailed Green Belt Parcel Assessment Table

| Parcel Reference | Purpose 1: to check the unrestricted sprawl of large built-up areas | Purpose 2: to prevent neighbouring towns merging into one another | Purpose 3: to assist in safeguarding the countryside from encroachment; | Purpose 4: to preserve the setting and special character of historic towns; | Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Justification for Assessment | Overall Assessment |
|------------------|--|--|--|---|--|---|-----------------------|
| | and therefore does not contribute to this purpose. | whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging. | eastern boundaries. These consist of Oak Tree Lane and High Street, which are durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as, while it is open, it has durable boundaries with both the settlement and the countryside. | therefore does not contribute to this purpose. | and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Belt. The parcel forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-under-Lyme urban area and has durable boundaries with both the settlement and the countryside thus it makes a moderate contribution to safeguarding the countryside from encroachment. | |
| 42 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose. | No contribution: The parcel does not play a role in preventing towns from merging. | Strong contribution: The boundaries between the parcel and the settlement are less durable, consisting of the A531 and the rear of existing residential development along the A531. This is less durable and would not be able to prevent encroachment into the parcel. The boundaries with the countryside are of mixed durability. The A531 to the north east forms a short, but durable boundary and Common Lane to the south forms a durable boundary. These would be able to prevent encroachment beyond the parcel if the parcel were developed. The northern boundary is formed by an access road and a path and hedge line and the western boundary is formed by a path which is marked by continuous low-lying hedgerows. These are considered to be less durable boundaries which would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. To the north east of the parcel, there are two residential dwellings located along the A531 and Betley Old Hall is within the parcel which is a farm and therefore considered to be an appropriate use. The parcel is well connected to the countryside along its boundaries. As the western boundary is formed by a path, this provides a beneficial use of the Green Belt as it provides access. The parcel is predominantly flat, with less than 10% built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall the parcel supports a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries and the openness. | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and it is within the northern and south eastern section of the parcel and is completely within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Betley Old Hall is a Grade II* Listed Building. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness, makes a strong contribution to preserving the historic town of Betley and there are less durable boundaries between the parcel and the settlement which would not be able to prevent encroachment into the parcel. The parcel makes a moderate contribution to assisting in urban regeneration and no contribution to checking unrestricted sprawl and preventing towns from merging. | Strong contribution |
| 43 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose. | No contribution: The parcel does not play a role in preventing towns from merging. | Moderate contribution: The boundary between the parcel and the settlement is less durable, consisting of the rear of residential development. This is a less durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mixed. The southern boundary consists of Common Lane and the eastern boundary is the A531 which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The western boundary is predominantly dense tree line which contains a water body which is durable and could prevent encroachment beyond the parcel, with a short section to the north west a field boundary which is less durable. The southern boundary is an unmetalled track. These are not considered to be durable boundaries which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside, with dense vegetation and a small residential development which contains a number of dwellings to the east. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is generally flat however there are some undulations, with dense vegetation to the north and west and interperped trees across the west of the parcel and less than 20% built form. There are no views due to the built form and vegetation and therefore the parcel supports a weak degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to the openness and varying durability of the boundaries. | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and it is across the majority of the parcel and all of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this | The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, it makes a moderate contribution to safeguarding the | Moderate contribution |

| Parcel Reference | Purpose 1: to check the unrestricted sprawl of large built-up areas | Purpose 2: to prevent neighbouring towns merging into one another | Purpose 3: to assist in safeguarding the countryside from encroachment; | Purpose 4: to preserve the setting and special character of historic towns; | Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Justification for Assessment | Overall Assessment |
|------------------|--|--|---|---|--|---|-----------------------|
| | | | developed. The western boundary is predominantly dense tree line which contains a water body which is durable and could prevent encroachment beyond the parcel, with a short section to the north west a field boundary which is less durable. The southern boundary is an unmetalled track. These are not considered to be durable boundaries which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside, with dense vegetation and a small residential development which contains a number of dwellings to the east. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is generally flat however there are some undulations, with dense vegetation to the north and west and interperped trees across the west of the parcel and less than 20% built form. There are no views due to the built form and vegetation and therefore the parcel supports a weak degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to the openness and varying durability of the boundaries. | within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | countryside from encroachment given its weak degree of openness and due to there being some durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. | |
| 50 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose. | No contribution: The parcel does not play a role in preventing towns from merging. | Moderate contribution: The boundary between the parcel and the settlement of Betley is less durable, consisting of the rear of residential development to the west, which is in part strengthened by very dense tree line but is not considered to be a durable boundary that could prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Bosthill Lane to the south which is durable. The northern and eastern boundaries defined by a fish pond, Old Wood, Stockman Cote Wood and Betley Grove Wood, with some other tree line along the boundary, which overall are considered to be durable. These boundaries with the countryside are considered to be durable and able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside which is in agricultural use. There is a path which runs through the parcel providing access, which is a beneficial use of the Green Belt. There are also a small number of residential dwellings located to the south west along Bosthill Lane. The parcel is well connected to the countryside along the majority of its boundaries however the western most section of the parcel is enclosed by the settlement. The parcel has an undulating topography although generally it is considered to be flat, there is less than 10% built form as the only development are the dwellings and there are areas of dense vegetation along the northern and eastern boundaries and within the south west corner. There are some views however due to the topography and vegetation the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and durable boundaries between the parcel and the countryside. | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and it is within the west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, there are durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging. | Moderate contribution |
| 51 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke- | No contribution: The parcel does not play a role in preventing towns from merging. | Moderate contribution: The boundary between the parcel and the settlement of Betley is defined by a dense tree line which is marking both the limits of residential development and a fish pond which is | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and it is | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements | The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has | Moderate contribution |

| Parcel Reference | Purpose 1: to check the unrestricted sprawl of large built-up areas | Purpose 2: to prevent neighbouring towns merging into one another | Purpose 3: to assist in safeguarding the countryside from encroachment; | Purpose 4: to preserve the setting and special character of historic towns | Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Justification for Assessment | Overall Assessment |
|------------------|--|--|--|--|--|---|-----------------------|
| | on-Treat urban areas and therefore does not contribute to this purpose. | | Therefore considered to be durable due to the surrounding fens. This boundary would prevent encroachment into the parcel. The boundary between the parcel and the countryside consists of dense tree line to the north, south and east, with a small unmarked area to the north but as this is marking the edge of the fish pond, the boundaries are considered to be durable and would prevent encroachment beyond the parcel if it were developed. The existing land use is predominantly the fish pond, with areas of dense woodland, and a small number of residential dwellings. The pond provides a beneficial use of the Green Belt in terms of providing opportunities for recreation and sport. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is predominantly flat, with less than 10% built form, however there is dense vegetation and no long line views and therefore the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and durable boundaries. | across the majority of the parcel and all of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | within Newcastle-under-Lyme and Stoke-on-Treat and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assisting in urban regeneration, by encouraging the recycling of derelict and other urban land. | therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, there are durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging. | |
| 32 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Treat urban areas and therefore does not contribute to this purpose. | Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Betley and Halmeswood. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging. | Moderate contribution: The boundary between the parcel and the settlement of Betley is durable, consisting of Borthill Lane to the west and Church Lane to the south. These boundaries could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of mixed durability, part of the southern boundary links the parcel to the wider countryside, and is formed by Church Lane. The northern boundary is formed by Borthill Lane. These are both durable boundaries between the parcel and countryside that could prevent encroachment beyond the parcel if it were developed. The eastern boundary however is mixed, with the southern section of the boundary formed by an access road which is durable, and the remainder of the boundary formed by continuous, albeit low lying, hedgerow and intermittent trees. This is considered to be a less durable boundary that would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside that is in agricultural use, with one small barn along the southern boundary which appears to be used by horses. The parcel is well connected to the countryside along the majority of its longer boundaries. The parcel is generally flat, with some undulations in topography although these were minor, there is no built form except the barn which is an appropriate use within the Green Belt however there are pockets of dense vegetation within the south east and centre of the parcel and also along the boundaries. The vegetation and topography therefore reduce the long line views, and the parcel supports a strong-moderate degree of openness. Overall, the | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Treat and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel makes a strong contribution to preserving the setting and special character of the Betley Conservation Area, the parcel supports a strong-moderate degree of openness and has durable boundaries with the settlement thus this will contain development and prevent it from compromising the openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing the setting and special character of historic towns. | Moderate contribution |

| Parcel Reference | Purpose 1: to check the unrestricted sprawl of large built-up areas | Purpose 2: to prevent neighbouring towns merging into one another | Purpose 3: to assist in safeguarding the countryside from encroachment; | Purpose 4: to preserve the setting and special character of historic towns | Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Justification for Assessment | Overall Assessment |
|------------------|--|--|--|--|--|--|-----------------------|
| | | | parcel makes a moderate contribution to safeguarding the countryside from encroachment as there are durable boundaries between the parcel and the settlement and the topography and vegetation reduce the degree of openness. | | | | |
| 53 | No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Treat urban areas and therefore does not contribute to this purpose. | Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Betley and Madley Heath. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging. | Moderate contribution: The boundary between the parcel and the settlement of Betley is formed by part of the northern boundary. This boundary consists of the rear of existing residential development along Church Lane and The Butts and the field boundary surrounding the playing field at St Mary's Primary School. These are not durable boundaries and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Church Lane to the north and the A531 to the west which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The southern boundary is a track with some tree line and the eastern boundary is a path which has intermittent tree line. These are considered to be less durable boundaries that would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use. Within the parcel there is also a cricket ground, two woods and residential development along the A531. The parcel is well connected to the countryside along the majority of its boundaries. The parcel has some scrub undulations, built form in terms of dwellings along the A531 which equates to less than 10% of the parcel and areas of dense vegetation with Staffers Wood and Wrench's Wood. The majority of the parcel has low levels of vegetation with trees interspersed across the parcel. There are some areas where views are present however overall the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and vegetation in the durability of boundaries. | Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the north west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns. | Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Treat and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel makes a strong contribution to preserving the setting and special character of the Betley Conservation Area, the parcel supports a moderate degree of openness and has some durable boundaries with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing the setting and special character of historic towns. | Moderate contribution |

4.3 Newcastle-under-Lyme Evidence, March 2017

4.3.1 Newcastle under Lyme Green Infrastructure Strategy

Understanding what Green Infrastructure (GI) is and how it is distinguished from traditional open space planning.

1.1 Green Infrastructure is the network of multifunctional green space, in urban and rural areas, that delivers a wide range of 'environmental' and 'quality of life' benefits to the community of Newcastle under Lyme. Green Infrastructure is not an alternative description for conventional 'green' or 'open' space in the Borough but it does include it. It describes the Borough's entire network of 'green' spaces. This includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens. It also includes the Borough's 'blue features' such as streams, canals and other water bodies as well as any 'green' architectural features such as green roofs and green walls. It includes land in public, private and other ownerships.

Types of Green Infrastructure found in Newcastle under Lyme

2.2 The existing network of Green Infrastructure in Newcastle under Lyme has been mapped. To ensure that user needs can be identified broad types (called the typology) of 'green spaces' has been prepared which includes all vegetation and surface water areas, in public and private ownership. The typology map (Plan 2) illustrates the distribution of the Borough's Green Infrastructure.

What we know about the Borough's Green Infrastructure typology:

- Green Infrastructure is not evenly distributed across the Borough.
- Agriculture, built-urban and woodlands dominate the Borough's Green Infrastructure typology.
- The area of water bodies and wetlands in the Borough is low.
- In the urban areas, private gardens contribute significantly to the total area of urban Green Infrastructure.
- Key designated nature sites are fragmented, however at the landscape scale there are some areas which have a nodal character and are hence important landscape and ecological resources.
- National Grey/Built Infrastructure greatly impacts on the Borough and disrupts local Green Infrastructure connectivity.
- There are clusters of important post-industrial Green Infrastructure sites in the urban fringe.
- Disused railway lines are important for connectivity between urban settlements and nearby nature.

Landscape character

2.3 The Borough has a distinct and varied geography, with a mix of countryside, towns and villages. The main urban areas lie to the north and east of the Borough. Road and rail corridors are notably intrusions into the Borough's landscape. The Borough is split between two National Landscape Character Areas (LCA); the built up area including the whole of Newcastle under Lyme and Kidsgrove falls within the Potteries and Churnet Valley LCA No. 64 which coincides with the coal measures. The rural and larger part of the Borough falls within the Shropshire and Staffordshire Plain; LCA No. 61. This plain is an expanse of flat or gently undulating, lush, farmland. It's landscape character is a reflection of its glacial origins, which contains isolated lowland open water and peatland sites.

What we know about the Borough's landscape character:

- The Borough has two distinct Landscape Character Areas and a good degree of landscape diversity.

- The landscape has a predominately lowland character, rolling hills are important in the landscape and at vantage points provide good views.
- Within the Borough, the Potteries and Churnet Valley LCA, is dominated by urban and urban fringe landscapes. • Some urban fringe areas may look unkempt but brownfield sites within them can be valuable for nature, recreation and play.
- The Shropshire and Staffordshire Plain LCA is dominated by agriculture, woodlands and small settlements, this landscape is attractive, especially when farmland and woodland coincide. Access to this landscape is principally through Rights of Way.
- Parklands and well-structured field boundaries can be found in the Shropshire and Staffordshire Plain and hedge boundaries are important for connectivity and foraging.
- Both of the Boroughs LCA's contain important ecological sites but this is more so in the Shropshire and Staffordshire Plain, notably ancient sites of glacial origin.
- There are large woodland blocks in the Borough, these are important landscape features.
- The urban landscape between the City of Stoke on Trent and Newcastle under Lyme is indistinct.
- Staffordshire County Council lead on landscape character and maintain information relating to landscape.

Ecology

2.4 With respect to biodiversity, the Borough includes important national and international designated sites⁴ spanning the urban and rural areas. The rural south-west and western parts of the Borough are characterised by many small ancient woodlands and remnant heathland, grassland and meres and mosses sites (part of the Borough covers the Meres and Mosses Nature Improvement Area) which act as ecological stepping-stones. The highest priority is given to Natura 2000 sites and Ramsar sites. Betley Mere and Black Firs and Cranberry Bog Sites of Special Scientific Interest (SSSI) are Ramsar sites and are part of the internationally important 'West Midlands Meres and Mosses' Phase 1 Ramsar designation. There are other SSSIs including Burnt Wood, Metallic Tileries and Maer Pool as well as Local Wildlife Sites, which are sites of biological importance selected by the Staffordshire Wildlife Sites Partnership. Equivalent to these for geodiversity are Local Geological Sites (LoGS) also known as Regionally Important Geological Sites (RIGS).

What we know about the Borough's ecology:

- There are internationally and nationally important wildlife sites in the Borough.
- Coordination and management of the Borough's important ecology is already based on established partnerships.
- The voluntary sector, such as Staffordshire Wildlife Trust, play a key role in ecological management.

- Ecological connectivity is strongly influenced by the Borough's grey infrastructure of which road and rail corridors are the most significant.

Urban fringe sites generally and the country parks, in particular, are important destinations where the local community can get close to nature.

- HS2 is likely to further affect the Borough's ecological network. Amelioration measures such as green bridges are an appropriate response.

Public Rights of Way

2.5 Public Rights of Way are critical to allowing the public to access and enjoy the Borough's Green Infrastructure. The statutory duty to assert and protect the rights of the public belongs to Staffordshire County Council. To take account of budget reductions, the Council has been steadily increasing its work with volunteers to assist with maintaining the path network. In the Borough, there is a single major long distance trail, The Newcastle Way, which is also part of the Staffordshire Way. It runs through the Borough at its northern end.

What we know about the Borough's Rights of Way

- Rights of Way are the principle means by which people can access the Borough's Green Infrastructure especially, but not exclusively, in rural areas. Public rights of way cross both private and public land.
- Managing the 'Rights of Way' network is a challenge especially at a time when budgets have been cut.
- The Newcastle under Lyme Great Outdoors Survey has shown that there is a demand for more linear access especially over longer distances.
- The proposed route of HS2 will have an impact on public rights of way.
- The Borough's rights of way are more than access routes as they often follow ecological corridors and some have heritage significance.
- The Borough's rights of way, when they are close to where people live, are important to the health and wellbeing of the community as they are a venue for active recreation and stress reduction

Standards

2.7 Both the Newcastle under Lyme Green Infrastructure Strategy and the Open Space Strategy are based on common standards (see Table 2). It should be stressed that the standards are not targets but a planning tool to assist in decision-making. Whilst the standards are common to both strategies they are applied in fundamentally different ways. For the Green Infrastructure Strategy, the application is based on ecosystem services and ecological networks. In the Open Space Strategy, the standards are primarily used to determine public recreation needs, especially in respect of accessibility, quality and quantity. Supplementary Planning Documents (SPDs) using the standards may be prepared as part of the new Joint Local Plan to support the planning, design and management components of the Green Infrastructure and/or the Open Space Strategy.

| OPEN SPACE TYPES | COUNT | AREA (HA.) | CURRENT PROVISION (Hectares per 1,000 population based on 124,381 pop) | PREVIOUS STANDARD (Hectares per 1,000 population) | PROPOSED QUANTITY STANDARD (Hectares per 1,000 population) | PROPOSED ACCESS STANDARD (measured in straight line) | | |
|--|-------------|------------|--|---|---|--|---------------|----------------|
| | | | | | | URBAN | NEIGHBOURHOOD | RURAL* |
| Parks and gardens | 35 | 436.29 | 3.51 | 2.35 | 3.10 | Local 400m | Neigh 800m | District 1600m |
| Amenity green space | 112 | 128.31 | 1.03 | No standard | 0.90 | 220m [open green] & 700m [MUGA] | | |
| Natural and semi-natural green space | 181 | 1746.22 | 14.0 | 3.60 | 3.60 | 600m | | |
| Designated play spaces for children and young people | 81 | 51.35 | 0.41 | 0.76 | 0.41 | LAP 100m | LEAP 400m | NEAP 1,000m |
| Allotments | 12 | 13.60 | 0.11 | No standard in last audit | 0.15 | 400m (5-10 min walk) | | 15 min drive |
| Green Corridors | 16 | 46.03 | 0.37 | No standard | No standard | No standard | | |
| Outdoor Sport Facilities | NO STANDARD | | | | | | | |

Table 2: The Open Space Standards are shared between the Green Infrastructure Strategy and the Open Space Strategy but are applied in different ways. For the Green Infrastructure Strategy, the application is based on ecosystem services and ecological networks. The Borough Council has the option to produce supplementary planning documents (SPD) using the standards in support of the planning, design and management components of the Green Infrastructure Strategy.

What we know about the Boroughs standards:

- The Borough's open space standards are generally on or above average when compared to other similar local authorities.
- The Borough is well provided for in respect of natural and semi-natural green space.
- There is growing interest in urban agriculture and cultivation and hence a demand for allotments that presently exceeds supply; the Borough Council is already addressing this finding.
- Research has shown that quality matters to the community as well as quantity.
- The standards should not be equated to ecosystem values since ecosystem valuation is a separate research based activity.
- Outdoor sport facilities are now considered through playing pitch strategies (PPSs) using a methodology developed by Sport England.

Multifunctionality

2.8 Multifunctionality describes how Green Infrastructure can provide benefits concurrently on a given site.

Hence, planning for multifunctionality is the pursuit of added value through the provision of many different functions on the same site e.g. biodiversity, recreation and amenity. However, conflicts can and do occur between different uses and user groups so there are practical limits to achieving multifunctionality. Nevertheless, the pursuit of multifunctionality is a desirable policy goal but within limits.

What we know about the Borough's Green Infrastructure multifunctionality:

- In Newcastle under Lyme, most municipal owned and run open spaces are already managed for multifunctionality. For example, urban parks provide for public recreation whilst concurrently nature is also encouraged.
- There are perceived or actual conflicts between different users of Green Infrastructure and these require management, sometimes this is achieved by setting aside different areas for different interest or time sharing areas. Realistically not all conflicts can be resolved so sometimes land managers must favour one user over another.
- In the Borough, like elsewhere in lowland England, agricultural land is generally managed for a single purpose i.e. food production or industrial crop production; however, appropriate management of field boundaries can make the agricultural landscape multifunctional. Considered as a whole, the Borough has good field boundaries hence maintaining these in good condition is important to the landscape and rural biodiversity.
- There are areas where multifunctionality is not a desirable goal; however, these occasions are very limited. An example is designated sites such as SSSI's, although even in these, opportunities may exist for multiple uses such as conservation grazing.

Section 5: Strategy

5.1 The Green Infrastructure Strategy is in two part. The first of these is the 'spatial strategy' and the second the 'thematic strategy'. The spatial strategy is based on identified localities within the Borough. The thematic strategy covers the whole Borough.

Betley, Balterley and Wrinehill are in Node N3.

| Ref No. | Name | Description | Strategy | Interventions balance |
|--------------------|---------------------------------|---|--|-----------------------|
| Nodal Areas | | | | |
| N3 | Betley, Balterley and Wrinehill | This area features a number of high value conservation sites situated amongst a rolling landscape. Betley Mere is of considerable natural and heritage importance. The node is well served with 'rights of way' and the route from Cracow Moss to Bateswood Nature Reserve is of notable importance. The presence of surface water in this area is greater than elsewhere in the Borough, giving it a unique character. the Meres and Mosses Nature Improvement | <p>a. This is node principally requiring conservation and protection, especially but not exclusively focused on water environments and associated woodland. Whilst the focus of this is Betley Mere the wide landscape includes numerous smaller water bodies of importance.</p> <p>b. This is a sensitive landscape and development needs to be handled with care for example in respect of</p> | |

| | | | | |
|--|--|---|--|--|
| | | <p>Area includes part of the Borough see http://www.themerisandmosses.co.uk/.</p> | <p>avoiding any diffuse pollution.</p> <p>c. The footpath between Cracow Moss to Bateswood includes an on-road section at Adderley Green, off road access should be created if possible.</p> <p>d. A Neighbourhood Development Plan (NDP) is currently awaiting a decision on designation. As an NDP proceeds it should reflect the importance of the designed area to the Borough's overall Green Infrastructure.</p> | |
|--|--|---|--|--|

Thematic Strategy (Table 8)

| Ref No. | Description | The Strategy |
|---------|-----------------------------------|--|
| T1 | Quality vs. quantity | <p>Where a decision needs to be taken between 'quality' and 'quantity', for instance in respect of public open space management, then quality will be preferred.</p> <p>MORE: <i>Quality is not only a measure of public amenity since of equal value in Green Infrastructure are the ecosystem services the open space provides. Hence the decision will reflect the public benefit <u>and</u> the wider ecosystem benefit.</i></p> |
| T2 | Urban design | <p>Development planning should require that developers include green design to the satisfaction of the local planning authority, in line with Council guidance.</p> <p>MORE: <i>'Green design' no longer or very rarely entails significant additional costs that can affect the viability of new urban development. Green design principles, ranging from SUDS, green roofs through to incorporation of niche habitats on buildings are well understood by architects and landscape architects and other urban professions. Commercial/business locations should feature robust landscaping with preference given to indigenous planting and naturalistic landscapes. Whenever possible linkages should be made between new landscaping and neighbouring 'green areas'.</i></p> |
| T3 | Green corridors and Rights of Way | <p>Recognition is given that connectivity is an essential part of the Borough's Green Infrastructure approach. Hence wherever practicably possible green spaces will be linked together, although</p> |

| | | |
|----|-----------------------------|--|
| | | <p>this can only be determined on a case-by-case basis. Cross reference should be made with spatial strategy and synergies looked for.</p> <p>MORE: <i>In urban areas street trees can provide 'bridges' between green spaces, hence the street scene is seen as a connectivity management issue. Accessible green corridors also act as travel routes for pedestrians and cyclists, albeit this requires planning and design to be factored in.</i></p> <p><i>Green corridors are not just linear routes, bounded corridors featuring verges, ditches and hedgerows are habitats too. Such corridors support foraging both by people and wildlife.</i></p> <p><i>The Borough's water courses are of importance as green corridors, especially so as the quantity of surface water is low in comparison with other areas (except in the area around Betley and Balterley). Water courses offer movement for wildlife and are often associated with public access especially across agricultural areas. For this reason, water courses are shown on the Spatial Strategy Plan.</i></p> <p><i>Staffordshire County Council has recently published the 4th Review of the Definitive Map and Statement for the Borough. Proposals that enhance the existing path network will be welcomed. Where development is happening, applicants should be encouraged to enhance the existing path network where possible in line with Staffordshire County Council's Rights of Way Improvement Plan. This could include:</i></p> <ul style="list-style-type: none"> • <i>The creation of public bridleways or the upgrading of public footpaths to bridleways to improve provision for horse riders and cyclists where there is currently a shortfall in available access routes. A long-term aspiration is to upgrade footpaths within Bathpool Park to formalise the usage by horse riders and cyclists.</i> • <i>The creation and promotion of short circular walks to promote the health benefits of walking.</i> • <i>The replacement of stiles with gaps (where there are no stock) or gates (where there are) in line with Staffordshire County Council's Least Restrictive Principle for path furniture.</i> |
| T4 | Off-setting | <p>Losses in Green Infrastructure should normally be offset by commensurate increases in provision elsewhere in terms of overall environmental performance. Where financial contributions are involved these can be pooled to maximise the benefits.</p> <p>MORE: <i>It is unrealistic to expect that all area of Green Infrastructure can be preserved; indeed, in some situations the loss of green spaces which are either poorly performing, surplus to requirements or in the wrong place can actually lead to gains in terms of environmental performance through the process of off-setting. For example, through the creation of a new habitat rich area with good public access.</i></p> <p><i>Ecosystem values could require the application of an ecosystem valuation tool as part of determining the viability of off-setting a given development, this will normally be the responsibility of the applicant to the satisfaction of the local planning authority. There are numerous tools available and guidance is available at the Government's Joint Nature Conservation Committee (JNCC) website. It should be noted that DEFRA/Natural England have pilot projects which can be used as case studies.</i></p> |
| T5 | Transportation and movement | <p>Civil engineering operations commissioned by the Borough Council and other public agencies working in the Borough; should normally utilise the regulatory services provided by Green Infrastructure to offset their environmental impact in preference over grey infrastructure solutions.</p> <p>MORE: <i>Nature based solutions should be pursued in preference to hard 'grey' infrastructure. Where grey infrastructure is used then links to adjacent Green Infrastructure should be made. Civils' operations should seek to make access improvements for pedestrians and cyclists whilst respecting existing nature.</i></p> |

| | | |
|----|---|--|
| T6 | Food security | <p>Encouragement should be given to local food production, local food marketing, foraging, composting and waste recycling.</p> <p>MORE: Community food production (such as allotment gardening) is generally environmentally friendly and maintains urban soils. It is also contributing to health and well-being through physical activity and is known to improve mental health. The Council need to coordinate the provision of allotments and other food spaces in keeping with the Open Space Strategy. Temporary sites can be used for urban growing that can then be moved when a site is developed. Community food production is allied to recycling activities and can be co-promoted.</p> |
| T7 | Economy and jobs | <p>Public Policy should encourage employment and training in land based industries and facilitate volunteer involvement in Green Infrastructure project delivery.</p> <p>MORE: Green Infrastructure makes a large impact in respect of employment. Land management is a relatively easy point of entry to the employment market especially for people with a low skills base and this can lead to progress in vocational training. Green Infrastructure is also a major reason why people visit an area and hence assists in the tourist and visitor economy. Volunteering is also a major contributor to Green Infrastructure management and the act of volunteering builds social cohesion.</p> |
| T8 | Health and wellbeing, education & social cohesion | <p>Encouragement and when possible funding should be deployed to facilitate green exercise and other activities that strengthen well-being and social cohesion in open spaces; for example, through activity and event programmes that target those who currently do not use open space or are socially excluded from it.</p> <p>MORE: Peer reviewed research has shown that access to and use of Green Infrastructure is strongly beneficial to human health and well-being and can help bridge numerous areas of social exclusion and support lifelong learning. Especially strong results are found in terms of cardio-vascular condition and mental health such as stress reduction. Activity started in outdoor spaces is more likely to have been continued one-year hence than if exercise was taken in a Gym. Green Infrastructure is a venue for formal teaching, training and informal lifelong learning.</p> |
| T9 | Biodiversity & Geodiversity | <p>Areas of high ecological value including designated sites should be protected from development and enhanced wherever possible. Advice should be sought from competent authorities where there is a question of potential development impacts. There is a need maintain the quality of sites to prevent or reduce the risk of habitat losses across all key sites.</p> <p>MORE: Biodiversity and geodiversity is a barometer of the overall health of the the local environment. The most important sites are designated and should always be protected from development. There is planning practice guidance issued by government. Competent authorities include Natural England, Environment Agency, Forestry Commission, Staffordshire County Council and Staffordshire Wildlife Trust. Areas of high ecological value also contribute to the quality of the landscape of the Borough. The Borough supports significant populations of protected species including great crested newts and dormouse - creating and connecting habitat for this species should be a priority as it is for the State of Staffordshire report. Biodiversity Opportunity Mapping has been carried out for the Borough. There are a range of practical measures that the Borough Council can support these include; (i) the enhancement of existing ecological corridors for nature and access to allow for the movement and distribution of wildlife and public enjoyment of the natural environment, (ii) increasing the ecological diversity of amenity Open Space – e.g. by reseeded and management as meadows rather than amenity grassland, (iii) Working in partnership with other bodies to encourage whole farm planning for nature improvements, (iv) look to hedgerow management and biomass planting and harvesting for small scale local energy production.</p> |

| | | |
|-----|---|--|
| T10 | Trees | <p>Trees should normally be protected from the adverse impacts of development and veteran trees should only be removed in extremis (for example when they are a risk to human well-being). Whenever possible existing trees should be incorporated into new developments and protected during the building phase. Tree planting should normally be required on all development sites to the satisfaction of the local planning authority, in line with Council guidance. The Borough Council should seek manage trees using the principles of urban forestry. In Newcastle under Lyme, Kidsgrove and urbanised villages the Borough Council should seek opportunities to plant trees within the street scene to encourage ecosystem connectivity.</p> <p>MORE: <i>The Trees of the Borough are more than just landscape features as they regulate air quality, provide evaporate cooling and particulate filtering. Trees grouped into woodland as well as field and hedgerow trees are vital to the landscape of the Borough. It is highly desirable to create new urban and peri-urban woodland and manage trees in the urban areas as an 'urban green canopy' (urban forest) – this will enhance connectivity in urban areas. Trees are importance providers of ecosystem services and there are several tools sets available to measure these benefits.</i></p> |
| T11 | National and regional infrastructure | <p>National and regional infrastructure in the Borough should be audited with a view to agreeing with operator's/agencies long term objectives for enhanced Green Infrastructure performance and improved connectivity.</p> <p>MORE: <i>The Borough is greatly influenced by national and regional infrastructure most noticeably the M6, West Coast mainline, A500 and the proposed HS2. These all impact on the Borough's Green Infrastructure. They divide the landscape and impact on ecological connectivity. It is recognised that the Borough Council has limited responsibilities and resources to affect change, however the Council could audit the corridors and identify Green Infrastructure improvements as part of future infrastructure works. The priority is to seek opportunities for green bridges and wildlife underpasses and niche habitats with respect to HS2 and to use partnerships such as the LEP to advocate such measures.</i></p> |
| T12 | Landscape | <p>The landscape of the Borough should be protected from degradation and enhanced whenever possible.</p> <p>MORE: <i>The Borough is fortunate in having a well structure landscape albeit one greatly influenced by national and regional infrastructure. However, the landscape is vulnerable to decline and can be negatively impacted by poorly sited developments. Landscape advice should be sought from the County Council where there is concern about the detrimental impact of a given development. Landscape enhancements should be sought through the Borough's involvement in partnership projects.</i></p> |
| T13 | Neighbourhoods Development Plans (NDPs) | <p>Designated bodies should be invited to include Green Infrastructure in their NDPs and cross reference to this Strategy.</p> <p>MORE: <i>NDP's are part of the statutory planning process and inclusion in them of supportive Green Infrastructure polices will benefit the delivery of this Strategy. NDPs are underway in Loggerheads; Chapel and Hill Chorlton, Maer and Aston and Whitmore. A neighbourhood area is also proposed covering the parish of Keele and another for Betley, Balterley and Wrinehill.</i></p> |

4.3.2 Newcastle under Lyme Open Space Strategy

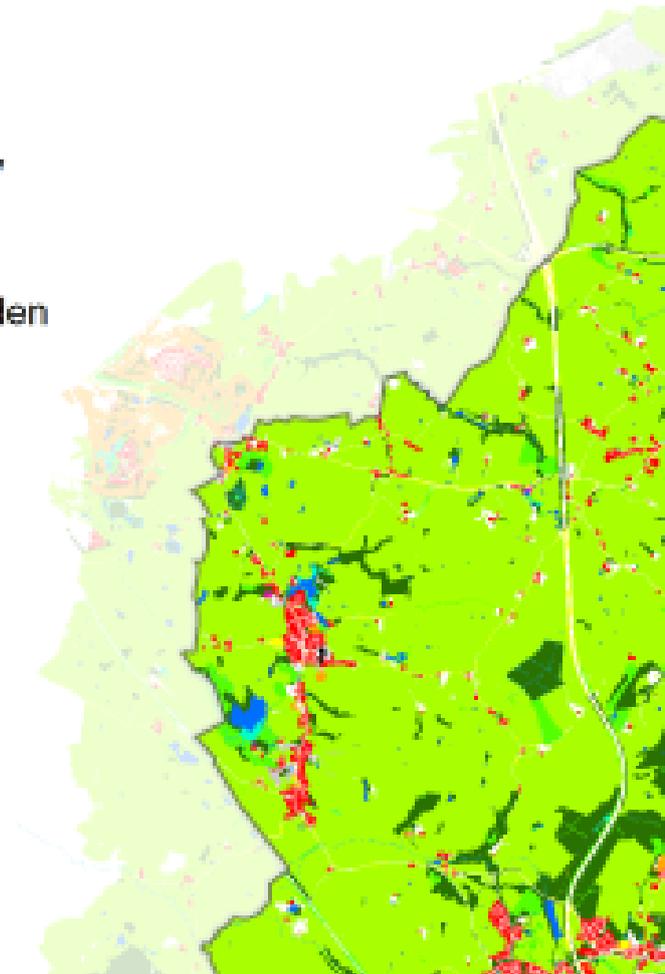
Preamble

The Open Space Strategy is a review and future guide to how the Borough Council manages its open space asset base to ensure that the needs of the community are met in the most appropriate way. The strategy review also addresses how land outside of the Council's ownership is maintained, with the intention that it is managed in a complementary way with municipal land. Produced in parallel with the Open Space Strategy (and with a shared evidence base) is a Newcastle under Lyme Green Infrastructure Strategy which considers open space at the 'landscape scale'.

The audit of existing open space includes the following types of open space; (i) Parks & gardens, (ii) Amenity green spaces, (iii) Natural and semi-natural green spaces, (iv) Designated play spaces for children and young people, (v) Allotments and (vi) Green corridors. Outdoor sports facilities are not part of the Open Space Strategy review as this is dealt with through the Sport England compliant Playing Pitch Strategy.

Open Space and Green Infrastructure

-  Agricultural land
-  Allotment, community garden or urban farm
-  Cemetery, churchyard or burial ground
-  Derelict land
-  General amenity space
-  Grassland, heathland, moorland or scrubland
-  Institutional grounds
-  Orchard
-  Outdoor sports facility
-  Park or public garden
-  Private domestic garden
-  Water body
-  Water course
-  Wetland
-  Woodland



5: Open Space Strategy

Quantity Strategy

Every effort should be made to maintain the quantity of open space at the highest level possible subject to:

- (i) economic viability.
- (ii) planning policy; and
- (ii) sustenance and improvement of the Borough's Green Infrastructure network.

Rationalisation, when considered, should be the subject of careful site planning and local consultation (including site master-planning notably where an existing area is to be split).

Opportunities for new open space should be seized as a consequence of new development and a formula for assessing this adopted in the new Joint Local Plan.

The Borough Council's Development Management function should ensure that developers fully meet their agreements in practice.

Wherever practicably possible, opportunities to create new or upgrade existing green corridors should be taken.

The Strategy for allotment provision needs to be updated in the light of the Open Space Strategy review.

Access Strategy

Distance standards should be used as a target in future open space planning.

Full consideration should be given to how people access sites in practice (i.e. via pavements, major road crossings etc.) alongside the linear access figure when decision making is taking place.

The needs of special groups (such as those with disabilities, parents with buggies etc.) should be factored in when planning access to and within key sites.

The use of new technology should be kept under review and appropriate provision made to promote access to open space with Apps & mobile mapping.

Diversity of Provision Strategy

Maintain a wide diversity of open space types, plan for some minority interests on a regional or on a 'duty to cooperate' basis.

Cater for minority interests as these are often overlooked this includes ensuring an adequate provision for youth and support this through grass roots street workers etc.

Maximise biodiversity, especially to foster visual impact (e.g. wild flowers) and meet the demand for foraging. Place a high-value on established brownfield land as nature areas.

Existing Planning Policy and the New Joint Local Plan Strategy

Open Space is a cross cutting policy theme because it strongly influences quality of life and place shaping. However, to emphasise its importance it is recommended that the new Joint Local Plan should contain a specific policy on Open Space as well as a separate specific policy on Green Infrastructure. These should between them cover the issues of connectivity, multifunctionality, landscape, recreation, health & wellbeing and biodiversity.

The policies on Open Space and Green Infrastructure should also reflect the current focus on planned growth.

There are Open Spaces that can be rationalised and reallocated for development. However, strong recognition is also needed of the importance of Open Space and Green Infrastructure in respect of maintaining quality of life for new residents as well as existing residents and that housing development should not break 'green' connectivity, which is essential in the delivery of ecosystem services and resilience to climate change impacts.

Development Strategy

In respect of on-site provision within new developments the following are recommended as good practice measures for Newcastle under Lyme:

Table 8: Cost model for offsite contributions, updated from Urban North Staffordshire Green Space Strategy 2007. Based on a figure of 2.5 people per dwelling.

- For residential; 0.004 hectares (0.01 acres) per dwelling of open space shall be provided for the total number of dwellings, irrespective of type or tenure; notwithstanding
- That such open space will be provided in areas of not less than 0.1 hectares (0.25 acres) regardless of development size;
- Roadside landscaping will not be counted as open space towards this requirement;
- In locating open spaces within new developments due consideration should be given to the incorporation of features of ecological interest, linkages with existing footpaths and open space networks and the need to avoid nuisance to neighbouring residential properties.

Where appropriate, a satisfactory scheme for the provision of open space in an alternative location will be acceptable.

A cost model for off-site contributions will need to be agreed based on Table 6. The resulting cost schedule should be indexed to inflation and account for both capital and maintenance costs over a defined period. For on-site provision, cash contribution towards maintenance should be the minimum sought, unless private maintenance arrangements are proposed. Amongst other authorities investigated through desk study, the sums required to cover maintenance costs range from 10 to 20 years. Given the financial situation that local authorities face there is a strong

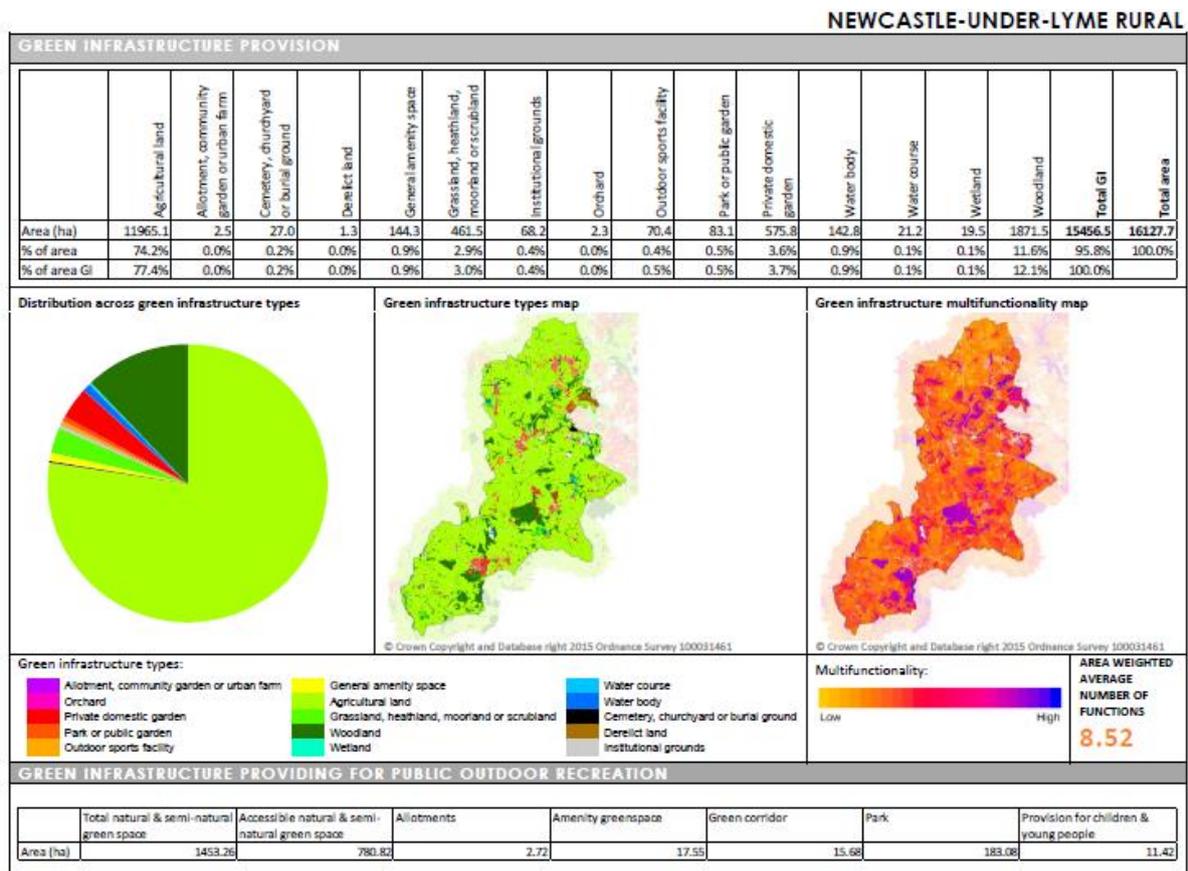
argument in favour of seeking private maintenance contributions from occupiers which are transferrable upon sale. It will be important to ensure that robust means are needed to collect contributions (through direct debit) and agreement on who is responsible for undertaking the works.

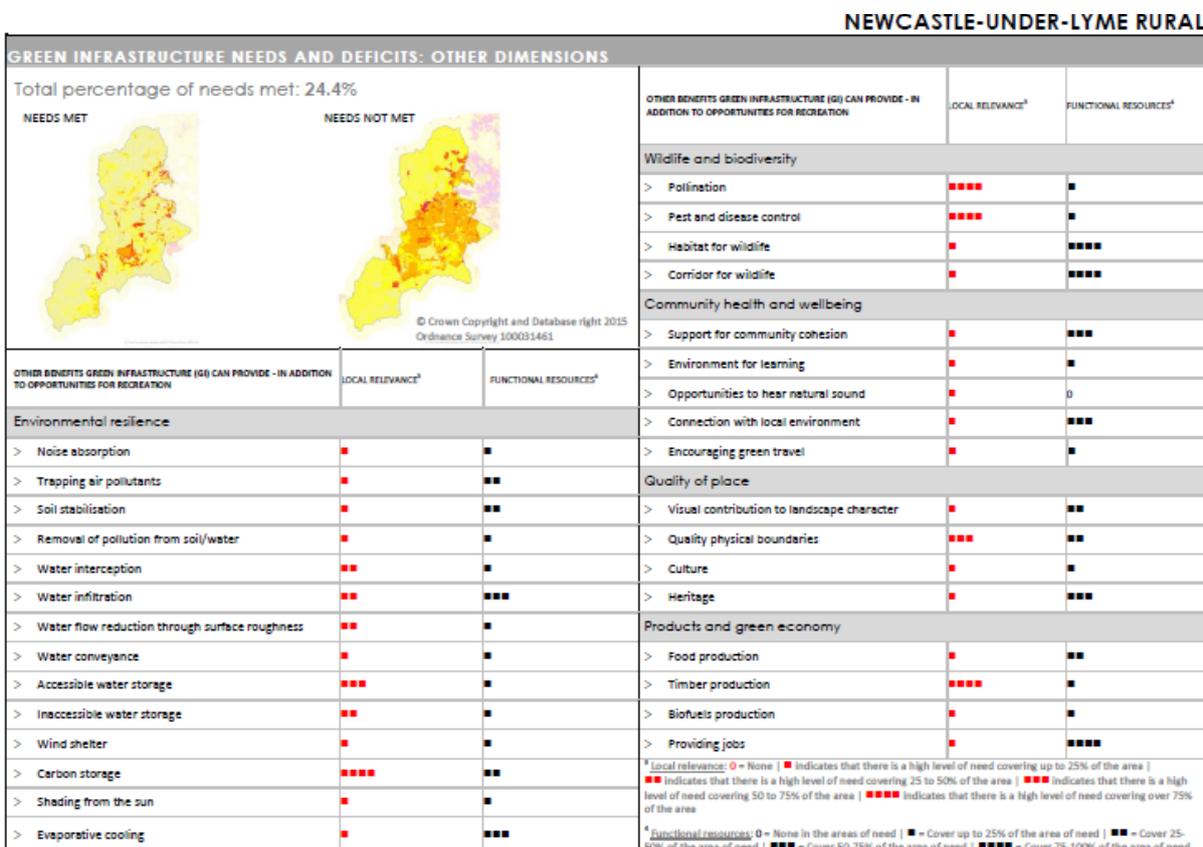
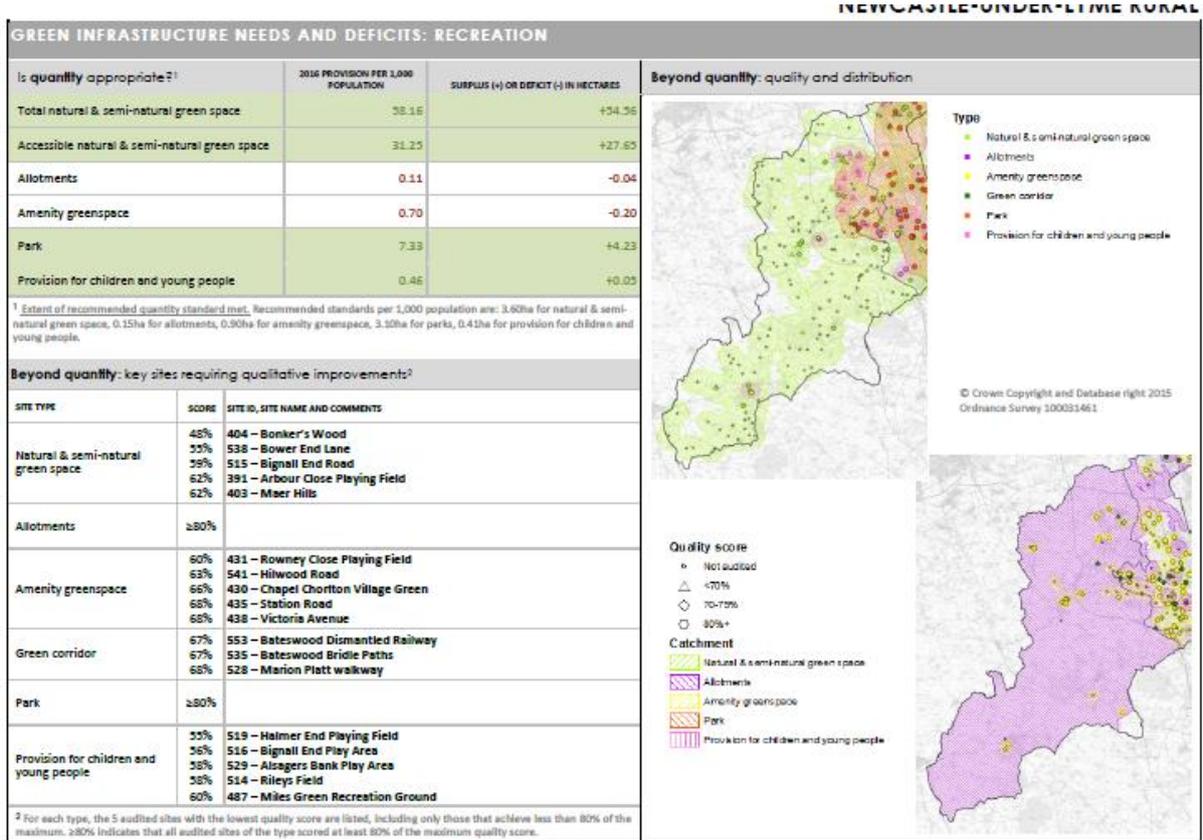
An SPD is recommended as the optimum way to address the implementation of private maintenance agreements.

This may, for example, set out the method for delivery or provision of new greenspace, as well as the way that it will

be maintained. It is important to note that delivery and maintenance are likely to be two separate but related issues.

4.3.3 Open Space Strategy rural Framework Plan





Schedule of Accessible Natural Greenspace

| ACCESSIBLE NATURAL GREENSPACE required to meet local standards | | | | | | | |
|--|-----------|---------------------------------|--------------------|--------------------------------|--|-----------|-------------------------|
| Site No. | Reference | Name | AKA(also known as) | Ward | PPG17 classification (primary purpose) - OS Typology | Area (Ha) | Overall % Quality Score |
| 330 | 5 | Betley Mere | | Betley, Balterley and Winehill | Accessible natural greenspace | 29.64 | 67 |
| 331 | 6 | Black Firs & Cranberry Bog SSSI | | Betley, Balterley and Winehill | Accessible Natural Greenspace | 10.49 | 72 |

Schedule of Amenity Greenspace

| | | | | | | | |
|-----|-----|----------------------|--|--------------------------------|--------------------|------|----|
| 498 | 970 | Betley Village Green | | Betley, Balterley and Winehill | Amenity Greenspace | 0.06 | 91 |
| 500 | 972 | Common Lane | | Betley, Balterley and Winehill | Amenity Greenspace | 1.13 | |

Schedule of CHILDREN & YOUNG PEOPLE'S FACILITIES required to meet local standards

| | | | | | | | |
|-----|-----|-------------------------------|--|--------------------------------|--------------------------|------|------|
| 400 | 971 | Betley Village Hall Play Area | | Betley, Balterley and Winehill | (Excluded from analysis) | LEAP | 0.09 |
|-----|-----|-------------------------------|--|--------------------------------|--------------------------|------|------|

4.3.4 Biodiversity Opportunity Mapping Report (March 2014)¹²

This report was commissioned by Natural England as part of a wider programme of landscape scale conservation efforts within Staffordshire. The purpose of the report is to show where priority habitats could be enhanced, restored or created in the borough as a basis from which to develop relevant policies and targets. The outcome of the report is the identification of eight biodiversity opportunity zones across the borough which reflect the ecological habitat characteristics and opportunities for each area.

1 Introduction

Biodiversity Opportunity maps are developed to show where priority habitats could be enhanced, restored or created in a particular area, county or region as a basis from which to develop policies and targets. They provide local authorities and partners with vital information in order to support a robust, climate-proof, long-term landscape-scale vision for the benefit of the natural environment, society and the economy.

¹² https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/Monitoring/Biodiversity_Opportunity_Report_Newcastle_2014_Final.pdf

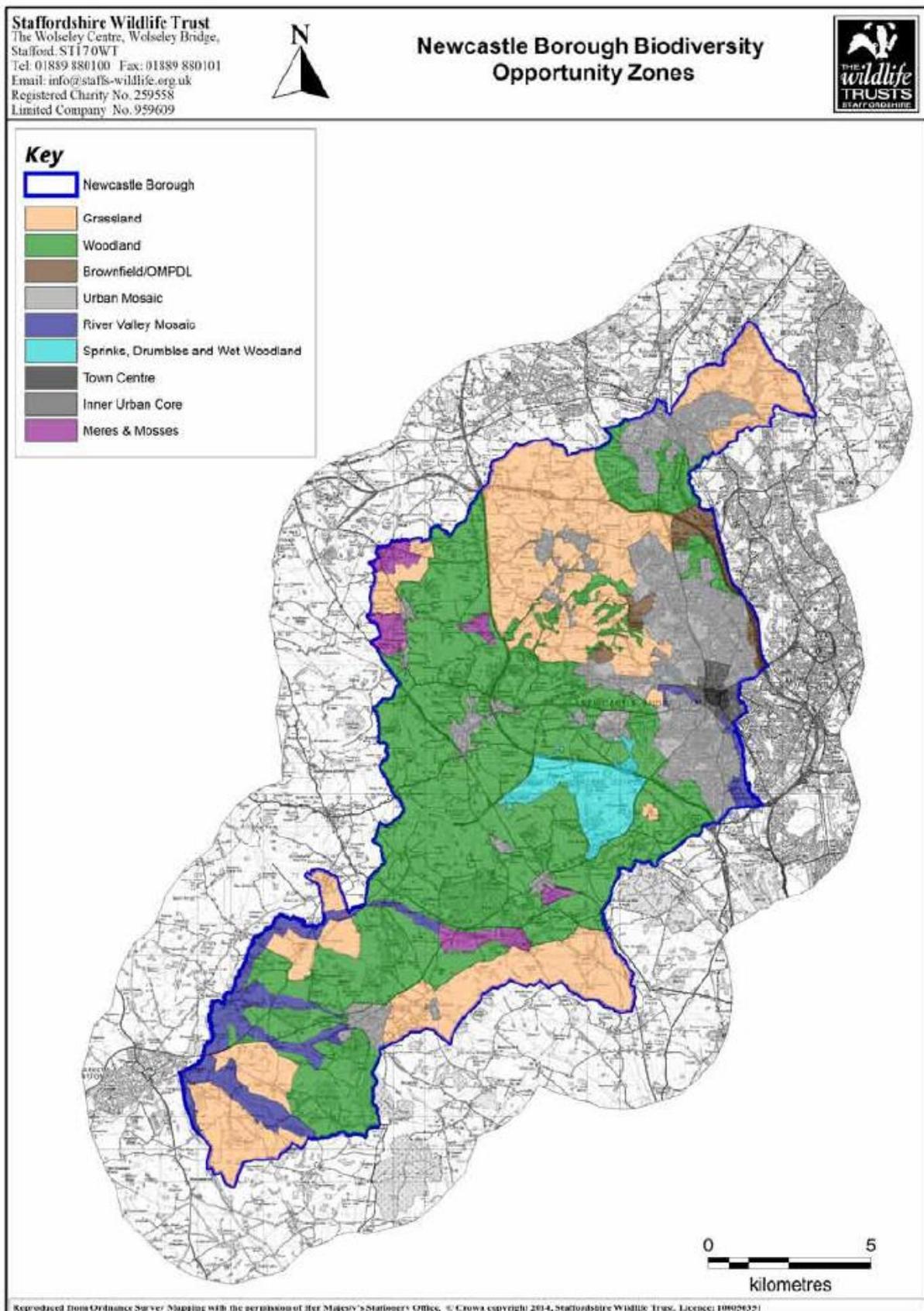


Figure 1: Biodiversity Opportunity Map for Newcastle under Lyme Borough produced from data gathered through survey as well as the ecological knowledge of organisations and individuals.

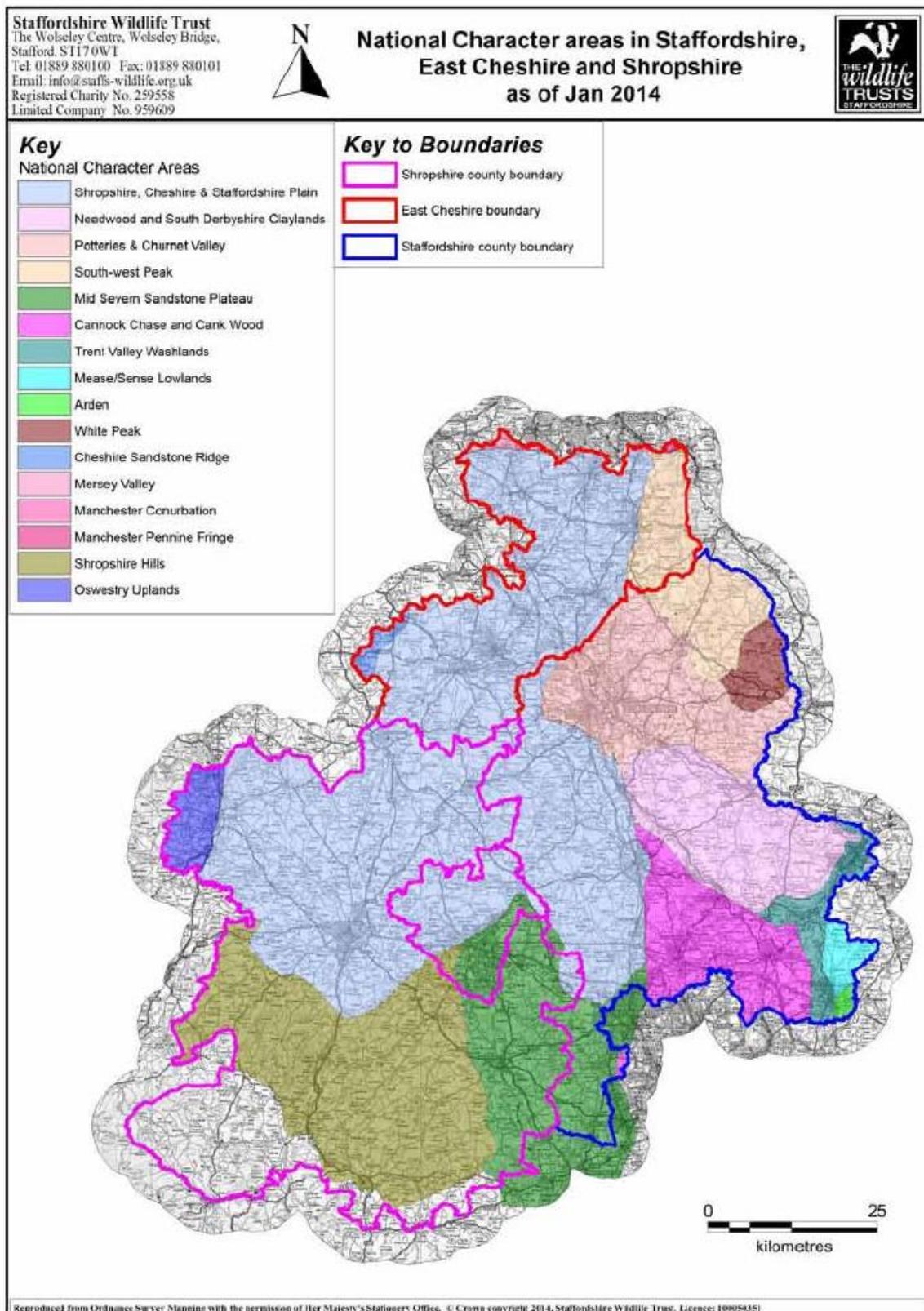


Figure 2: Natural England's National Character Areas within the counties of Staffordshire, Shropshire and the eastern half of Cheshire as of January 2014

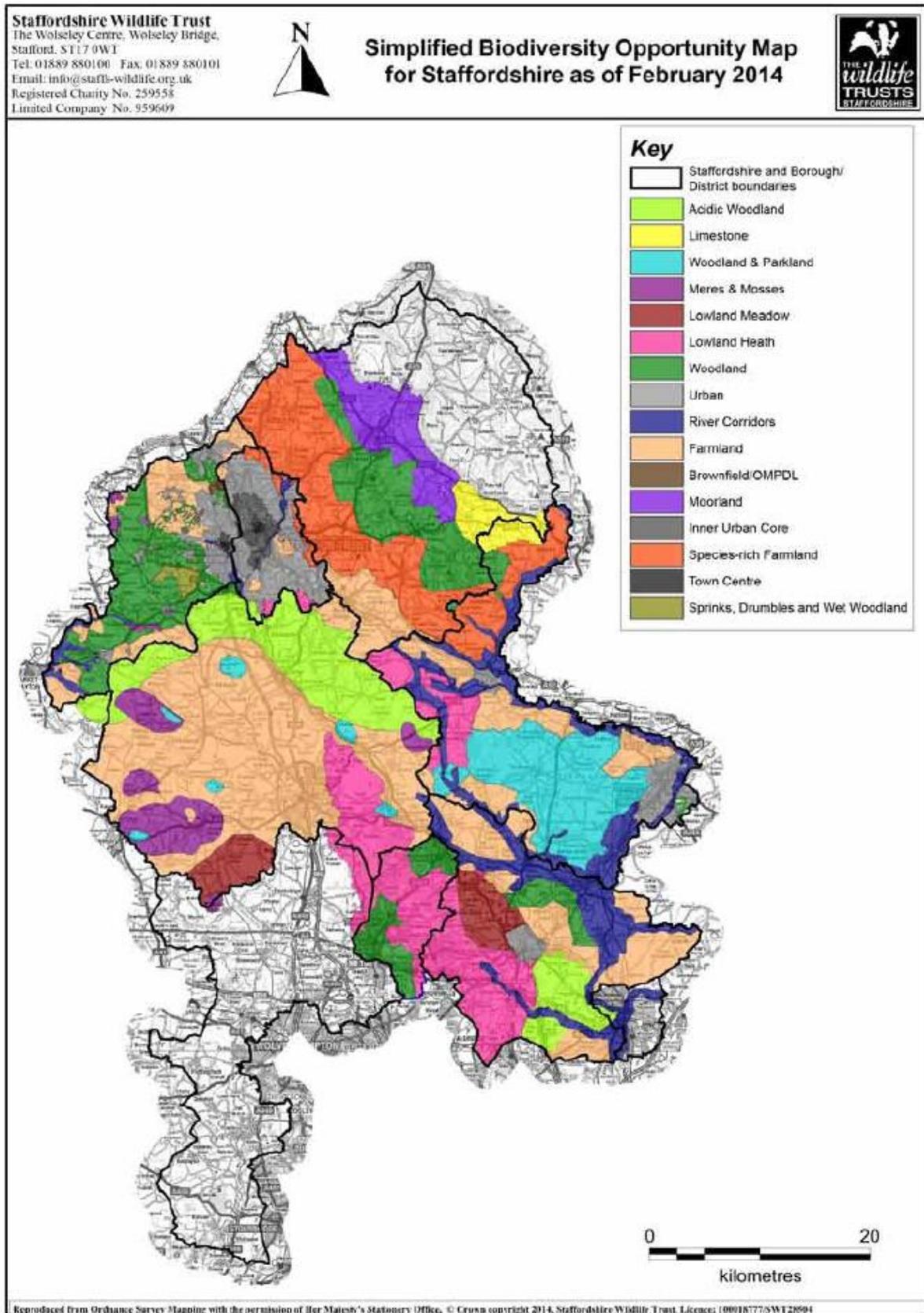
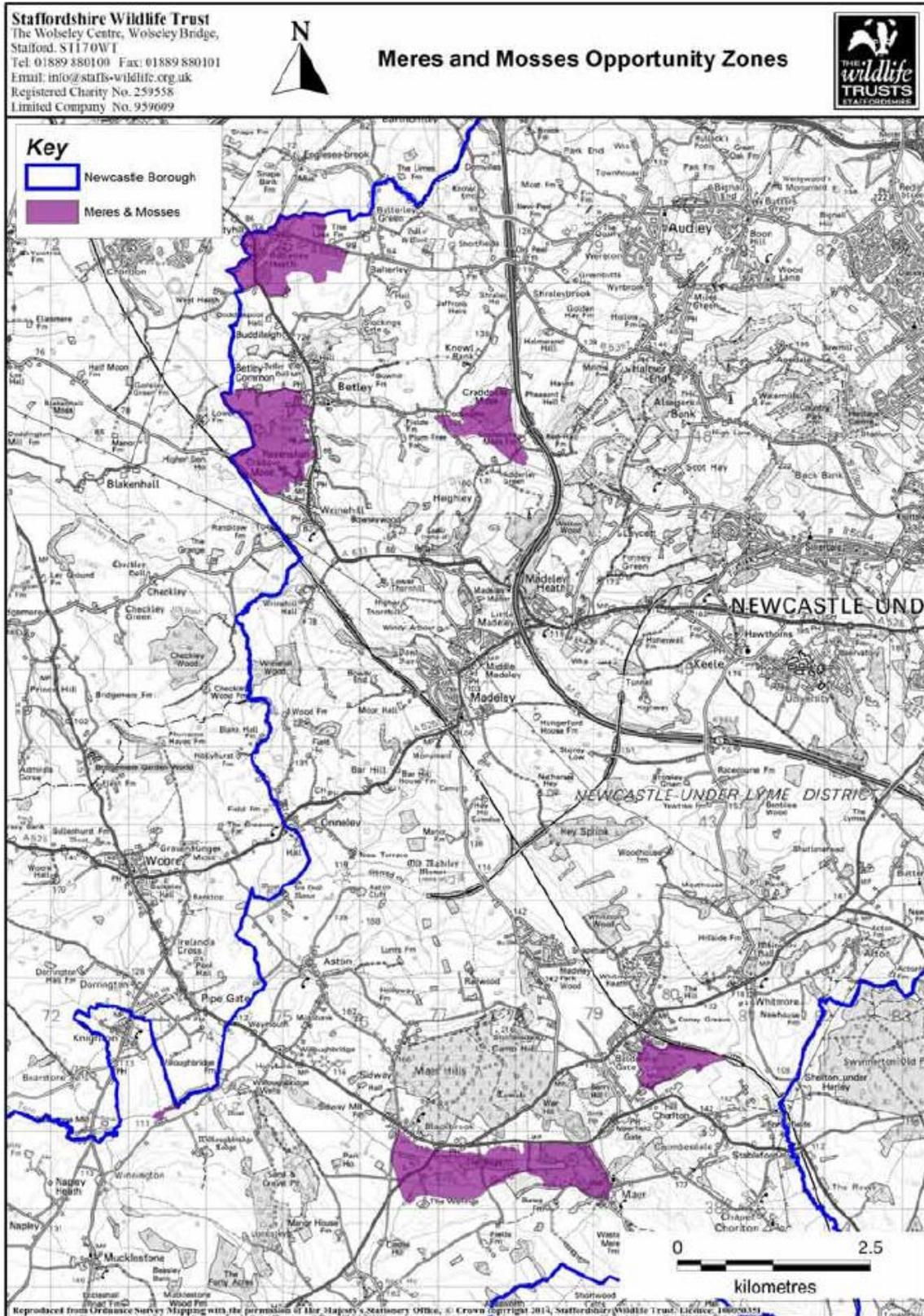


Figure 4: Biodiversity Opportunity Zones in Staffordshire (January 2014)

3 Newcastle-Under-Lyme Borough Biodiversity Opportunity Mapping Habitat Zones.

3.1 Meres & Mosses Opportunity Zone



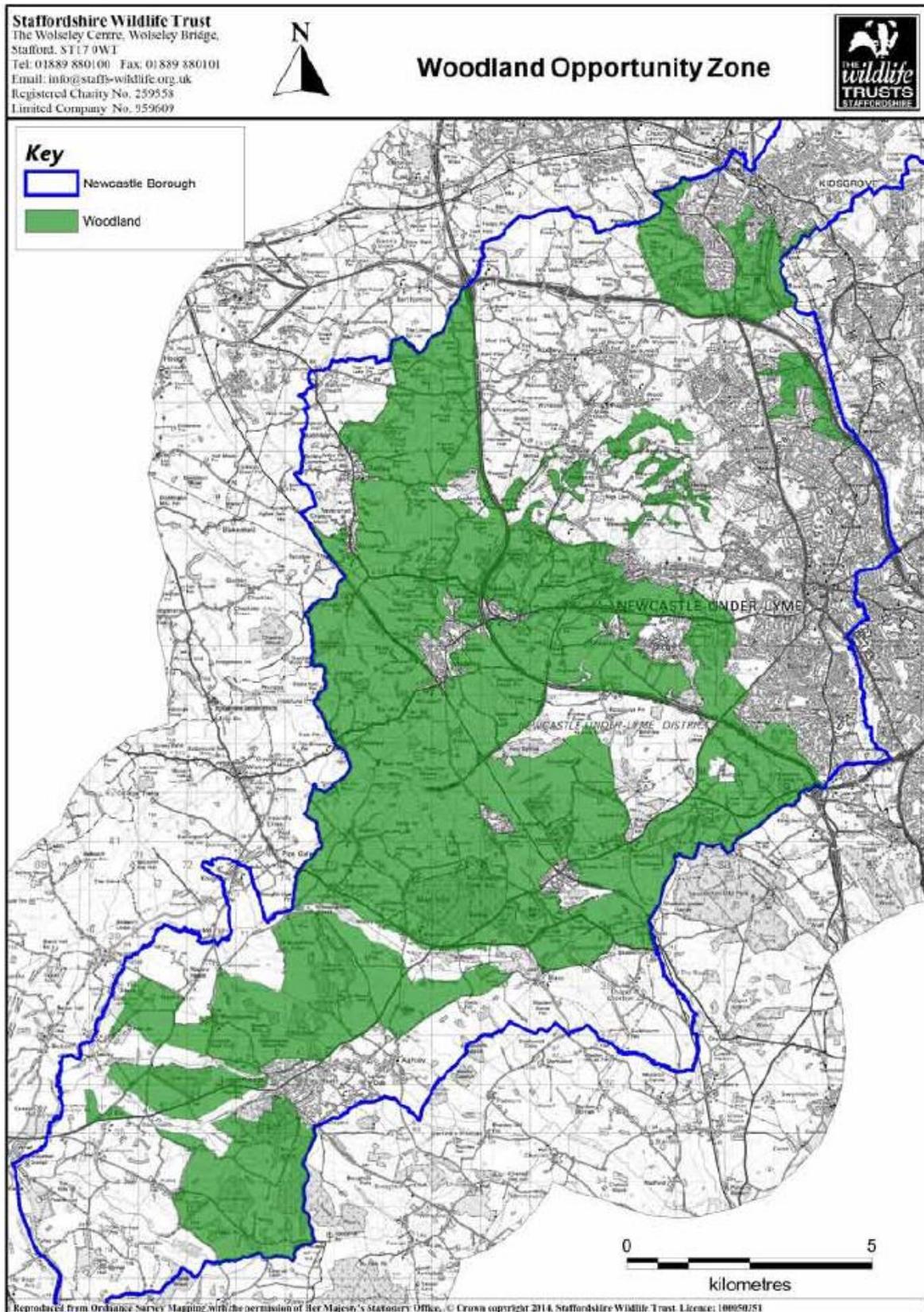
3.1.1 Brief Outline of Zone

The Meres and Mosses are part of a wider Midland Meres and Mosses complex across Shropshire, Cheshire and Staffordshire, as well as being included in the Nature Improvement Area (NIA) 'Meres and Mosses of the Marches'. Of sites within the borough Black Firs & Cranberry Bog and Betley Mere are included under the European designated Midland Meres and Mosses Ramsar sites. Both of these sites are designated as SSSIs along with a further site, Maer Pool which is outside the Midlands Meres and Mosses Ramsar sites. Other sites included within the Meres and Mosses opportunity areas are Chorlton Moss, The Bogs and Craddocks Moss, all of which are designated Local Wildlife Sites.

Meres are water bodies in hollows formed during the retreat of the last glaciers. They are often associated with a variety of wetland habitat types which illustrate natural progressions from open water through swamp and fen habitats, to wet willow or alder woodland, which in turn are associated with a large diversity of insects. Mosses are bog communities also developed in glacial hollows, which similarly provide a habitat for an extensive range of rare and highly specialised plants and animals. Mosses develop where a build-up of peat produces very acidic conditions. A number of 'moss' types have developed either over extensive areas as a shallow dome or in smaller basins. Their relationship with the meres can be seen where a floating raft of mosses covers a remnant lens of water. Such 'schwingmoors' are rare internationally, Newcastle-under-Lyme Borough possessing 1 of 2 in Staffordshire in Cranberry Bog. The Borough contains more Meres and Mosses sites than any other district/borough in the county and these are of significant importance at local, county, national and international scales. These important sites occur as isolated parcels within the Borough, and due to their geographic spread the surrounding environments are variable. However, most are associated with a wetland complex beyond the lowland raised bog and eutrophic standing waters and are an integral part of a larger catchment area.

3.1.2 Staffordshire Biodiversity Action Plan (SBAP) Priority Habitat Types Within Zone (Further information on SBAP priority habitat types and species can be found on the SBAP website (<http://www.sbap.org.uk>). Native Woodland, Wet Woodland, Lowland Acid Grassland, Lowland Heathland, Lowland Wet Grassland, Un-improved Neutral Grassland, Mosses, Ponds, Lakes and Canals, Reedbeds, Rivers and Streams. **3.1.3 SBAP Priority Species** Otter, Water Vole, Barn Owl, Snipe, Lapwing, Grass Snake, Great Crested Newt, Pipistrelle Bat, Yellowhammer. **3.1.4 Issues and Objectives for Zone** The primary objective for this habitat type within the borough is the maintenance, restoration and expansion of wetland complexes, with particular emphasis on the mosses resources.

3.2 Woodland (inc. Sprinks Drumbles and Wet Woodland) Opportunity Zone



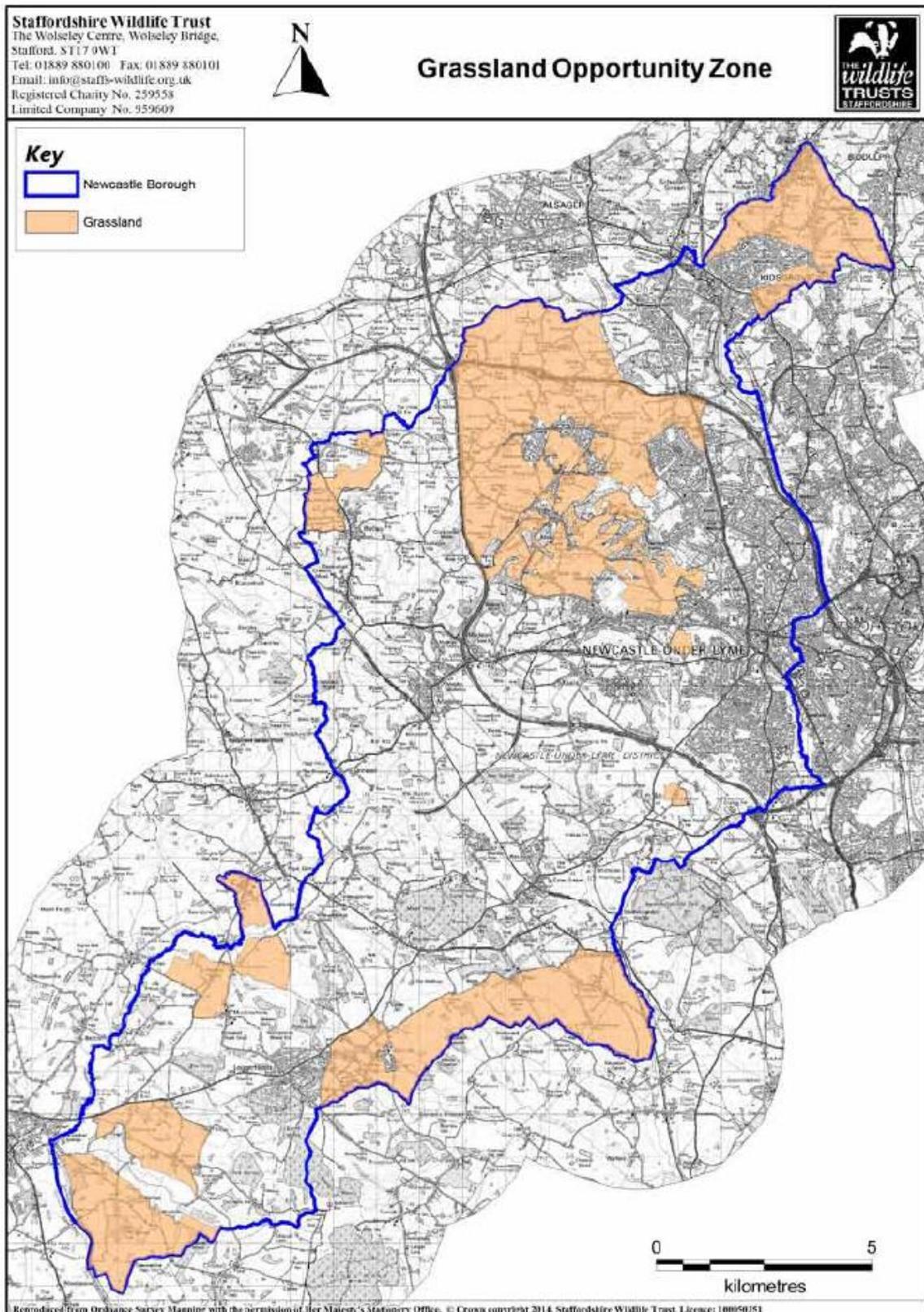
3.2.1 Brief Outline of Zone

The woodland opportunity area covers the majority of the Borough and extends to its extreme western and southern extents. The Woodland opportunity zone occupies the northern section of the Shropshire, Cheshire and Staffordshire Plain National Character Area, with a small proportion within the Potteries and Churnet Valley NCA. The woodland opportunity area sits within a distinctive region of sandstone hills; at its core is an area of strongly rising landform, culminating in the Maer and Hanchurch hills, with their extensive conifer plantations and remnant heathland character. There are large Forest Enterprise woodlands, at Burnt Wood and similar privately owned commercial woodlands on the Maer Hills. The Maer Hills plantation possibly occupies former heathlands; Burnt Wood contains areas of both semi-natural ancient woodland which attains SSSI status and areas of ancient replanted woodland. The maturities of woodland throughout the borough are very mixed with many young planted woodlands or woodlands in early successional stages or toward the north. The decline of industry in Stoke and Urban Newcastle has left many interspersed parcels of trapped remnant semi-natural woodlands. In the more rural areas of the borough woodlands are still relatively fragmented however there are more frequent larger blocks of both planted and semi-natural stands.

The Woodland and Grassland Zones interweave in the areas surrounding Silverdale and Apedale creating an area of significant ecological and structural diversity with significant proportions of both semi-improved neutral grassland and semi-natural broadleaved woodland present.

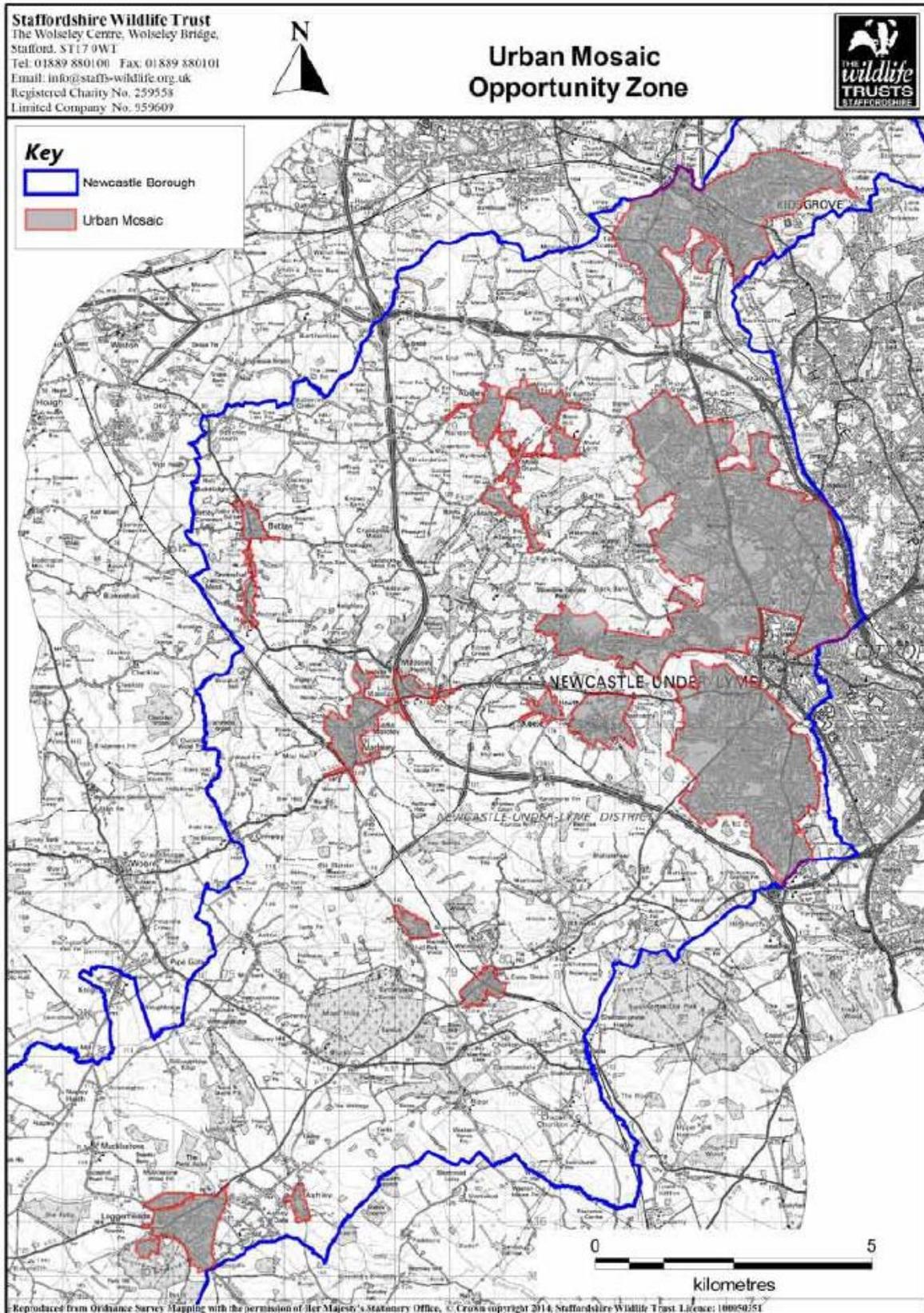
The Sprinks, Drumbles and Wet Woodland Opportunity Zone is a specific subcompartment of the larger Woodland Opportunity Zone due to the high density of this habitat type in this area. They are usually relic semi-natural ancient woodlands where water is an integral part of their ecology. This part of the Woodland Opportunity Zone is located to the south of Newcastle Town Centre and still occurs within the wooded quarter EAP and the Shropshire, Cheshire and Staffordshire Plains NCA. Sprinks and Drumbles are found throughout the whole county and generally consist of a canopy of mixed deciduous trees with a single, or several streams flowing through the main body of the woodland and associated wet ancient woodland ground flora. These woodlands are typically located in valleys, sometimes containing a mixed species canopy. Streams flowing through the valley bottom and sometimes include features such as small waterfalls or weirs as well as small pools and ponds, and there is generally ground flora species associated with wet woodlands. Where the valley is steep, the upper and lower slopes of the valley may differ in species composition with species tolerant of wetter conditions thriving in the lower slopes and species less tolerant in the higher areas.

3.3 Grassland Opportunity Zone



3.3.1 Brief Area Description Farmland covers a significant proportion of Newcastle under Lyme Borough with the dominant use appearing to be pasture with grasslands cut for silage and hay and areas of arable land on more productive ground. In terms of Ecological Characterisation, there is a distinct change throughout the Borough, with grassland areas in the north and surrounding the conurbation of Newcastle predominantly exhibiting an irregular field size existing on a wide range of soil types, many of which are in post-industrial areas. There is a mixed sward diversity with improved pasture intermixed with meadows of reasonable diversity. Small areas of dry heath and acidic grassland are present around Mow Cop and in some brownfield sites around Kidsgrove.

3.6 Urban Opportunity Zones



3.6.1 Brief Area Description

Urban areas are often considered as being less important for biodiversity than rural environments, however urban environments such as open green-spaces and gardens provide unique habitats which are often less frequent or absent from rural environments and support a range of specialised plants and animals. Human populations are continually expanding, resulting in an increase in expanse of urban area and density which has in the past gone unchecked and has likely already led to the loss of many important habitats.

5.0 Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document, December 2010¹³

2 Strategic Urban Design Vision

2.7.3 Rural areas

The settlements within the rural areas have a variety of settlement patterns and character shaped by their historical pattern of development. Some settlements will be under pressure for intensification, in particular the larger villages or 'rural service centres', where it is proposed to concentrate new development within the rural area.

The landscape character and quality is mixed, with some high quality landscapes, and others, particularly close to the conurbation, where landscape restoration of former industrial or extraction sites is required. Many of these landscapes are already in restoration, transforming the quality of landscape on the western edge of the rural areas in particular.

This approach will:

- a. create more mixed and more viable communities in the larger villages, which can sustain a good range of local shops and services;
- b. reduce the need to travel to local facilities and, at the same time, will support public transport services to larger centres.
- c. promote health and well being, through improving the landscape setting for communities and providing new landscapes that are accessible to the public; and
- d. promote biodiversity.

General guiding principles for rural areas

1. Actively conserve and manage high quality landscape settings to retain and enhance the established landscape character.

¹³ <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/newcastle-under-lymes-local-development-framework/newcastle-0>

2. On the fringes of the conurbation, where the quality of landscapes is moderate or low, enhance visual character, continue to regenerate and restore landscapes to strengthen the landscape quality of the setting for the conurbation and create a strong green edge for settlements.
3. Create recreational links and greenway connections between rural landscapes and the conurbation where opportunities arise.
4. Development in existing rural settlements should respond to the unique character and setting of each, including a thorough understanding of the settlement pattern, its setting within the wider landscape and how this has developed over history. This also applies where the boundaries of rural village envelopes are being defined.
5. Locate new development within rural village envelopes wherever possible, and minimise the impact on existing landscape character and features of any value.
6. Design and access statements should demonstrate which character of development is appropriate to the site location and how it is intended to achieve that character.

7 Residential design guidance

Includes:

R1 New housing must be well sited so that centres, jobs, local facilities such as shops, schools, health provision, social care services and recreation, including open spaces, are accessible.

R2 New development must be well connected to provide direct and convenient links and routes into the surrounding area.

R3 New housing must relate well to its surroundings. It should not ignore the existing environment but should respond to and enhance it, exploiting existing site characteristics, such as mature trees, existing buildings or long views and incorporating them into the proposal.

The context appraisal in the Design and Access statement should include a statement about the existing character of the area and how it is relevant to the proposals.

R4 New housing must create a clear hierarchy of streets and spaces that contributes to the legibility of the area.

R5 Buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area. Infill development should generally follow the existing building line.

Designers must consider how continuous the building line should be and whether to continue an existing local pattern or whether new housing can add richness to the character of the area.

R6 Streets and spaces must be defined and enclosed by buildings. Where there is good reason not to do so, for instance to relate to an existing character, then the space should be enclosed by soft landscape.

R7 The treatment of the space between the building line and the street must contribute to the character of the development

R8 Public realm is an important element in creating a sense of place. Open spaces, soft landscape, materials and street furniture should be used to support the distinctive character of streets and should be carefully considered to support the overall design concept.

R9 A good residential layout generally incorporates a variety of parking solutions. The design principles discussed below should be followed in considering how to accommodate parking within new development

R10 Parking should be designed to integrate discreetly into a diverse and attractive street environment, rather than dominating it.

R11 In residential areas streets should be designed as places to live as much as for vehicles to move.

R12 Residential development should be designed to contribute towards improving the character and quality of the area. Proposals will be required to demonstrate the appropriateness of their approach in each case.

Development in or on the edge of existing settlements should respond to the established urban or suburban character where this exists already and has definite value. Where there is no established urban or suburban character, new development should demonstrate that it is creating a new urban character that is appropriate to the area.

Development that is in-between existing settlements should contribute to establishing a positive 'green' character and improving the quality of the environment.

R13 The assessment of an appropriate site density must be design-led and should consider massing, height and bulk as well as density. Where a scheme is well related to the local character (scale, bulk and massing) it may locally exceed recommended area-wide densities, subject to other planning issues.

As density increases, the care with which a scheme is designed must increase, to make sure that dwellings will provide a good quality of life for residents, by providing adequate space, lighting, amenity space and outlook (see also sections 7.6 and 7.7).

R14 Developments must provide an appropriate balance of variety and consistency, for example by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.

R15 Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.

R16 Developments must provide some form of private or shared communal outdoor space, in the form of balconies, terraces and/or gardens for each dwelling. This space should be usable and should relate to the house type and occupiers.

R17 Generally the fronts of buildings must relate to other fronts, across streets or other forms of public realm. Backs of dwellings should relate to other backs to create a more private zone.

R18 The following elements, often the 'forgotten elements', must be considered early in the design process and integrated into the overall scheme:

- *Bin stores and recycling facilities;*
- *Meter boxes;*

- *Bicycle storage;*
- *Walls, fences and gates;*
- *Lighting;*
- *Flues and ventilation ducts; and*
- *Gutters and pipes.*

R19 Dwellings must be designed to provide appropriate levels of space and light, including sunlight.

R20 Housing must be designed to be adaptable where possible. Design and Access Statements will be expected to demonstrate how adaptability has been considered.

R21 New housing must be designed with care and with a coherent design approach that influences the whole building from its form, to the elevations and including the detailing (whatever the architectural style may be).

R22 Where the assessment of small Victorian terraced houses shows them to have a definite historical significance and value, then the full range of opportunities for restoration and conversion should be explored.

R23 Extensions to dwellings should be well designed and contribute positively to the townscape character.

6.0 Built Heritage Background Evidence

6.1 Listed Buildings¹⁴

There are 40 Listed Buildings in the Parish of Betley. These are:

40 results.

K6 TELEPHONE KIOSK OUTSIDE THE BLACK HORSE INN

Heritage Category: Listing

Grade: II

Location:

- K6 TELEPHONE KIOSK OUTSIDE THE BLACK HORSE INN, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

WRINEHILL BRIDGE

Heritage Category: Listing

¹⁴ <https://historicengland.org.uk/listing/the-list/>

Grade: II

Location:

- WRINEHILL BRIDGE, A 531, WRINEHILL, Betley, Newcastle-under-Lyme, Staffordshire

THE STEPS

Heritage Category: Listing

Grade: II

Location:

- THE STEPS, A 531, RAVENSHALL, Betley, Newcastle-under-Lyme, Staffordshire

RAVENSHALL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- RAVENSHALL FARMHOUSE, A 531, RAVENSHALL, Betley, Newcastle-under-Lyme, Staffordshire

THE CROFT AND PROSPECT HOUSE

Heritage Category: Listing

Grade: II

Location:

- THE CROFT AND PROSPECT HOUSE, A 531, RAVENSHALL, Betley, Newcastle-under-Lyme, Staffordshire

RAVENSHALL HOUSE

Heritage Category: Listing

Grade: II

Location:

- RAVENSHALL HOUSE, A 531, RAVENSHALL, Betley, Newcastle-under-Lyme, Staffordshire

MILEPOST 50 METRES SOUTH OF THE HAND AND TRUMPET PUBLIC HOUSE

Heritage Category: Listing

Grade: II

Location:

- MILEPOST 50 METRES SOUTH OF THE HAND AND TRUMPET PUBLIC HOUSE, A 531, Betley, Newcastle-under-Lyme, Staffordshire

BRIDGE AND WEIR OVER BETLEY HALL POND

Heritage Category: Listing

Grade: II

Location:

- BRIDGE AND WEIR OVER BETLEY HALL POND, BETLEY HALL GARDENS, Betley, Newcastle-under-Lyme, Staffordshire

BOW HOUSE

Heritage Category: Listing

Grade: II

Location:

- BOW HOUSE, CHURCH LANE, Betley, Newcastle-under-Lyme, Staffordshire

CHURCH OF ST MARGARET

Heritage Category: Listing

Grade: I

Location:

- CHURCH OF ST MARGARET, CHURCH LANE, Betley, Newcastle-under-Lyme, Staffordshire

THE STEPS

Heritage Category: Listing

Grade: II

Location:

- THE STEPS, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

BEECH WOOD

Heritage Category: Listing

Grade: II

Location:

- BEECH WOOD, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

BETLEY COURT, DOVECOTE, AND FORECOURT WALLS AND GATES

Heritage Category: Listing

Grade: II*

Location:

- BETLEY COURT, DOVECOTE, AND FORECOURT WALLS AND GATES, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

THE VILLAGE STORES

Heritage Category: Listing

Grade: II

Location:

- THE VILLAGE STORES, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

LABURNUM COTTAGE

Heritage Category: Listing

Grade: II

Location:

- LABURNUM COTTAGE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

THE BEECHES

Heritage Category: Listing

Grade: II

Location:

- THE BEECHES, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

BETLEY OLD HALL

Heritage Category: Listing

Grade: II*

Location:

- BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

SMITHY APPROXIMATELY 100 METRES WEST OF BETLEY OLD HALL

Heritage Category: Listing

Grade: II

Location:

- SMITHY APPROXIMATELY 100 METRES WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

FIVE STEPS

Heritage Category: Listing

Grade: II

Location:

- FIVE STEPS, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

WALNUT COTTAGE

Heritage Category: Listing

Grade: II

Location:

- WALNUT COTTAGE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

THE SQUARE

Heritage Category: Listing

Grade: II

Location:

- THE SQUARE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

BLACK HORSE INN

Heritage Category: Listing

Grade: II

Location:

- BLACK HORSE INN, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

COTTAGE ADJOINING THE BEECHES TO THE NORTH

Heritage Category: Listing

Grade: II

Location:

- COTTAGE ADJOINING THE BEECHES TO THE NORTH, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

TUDOR COTTAGE

Heritage Category: Listing

Grade: II

Location:

- TUDOR COTTAGE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

MILEPOST IN FRONT OF WHITEGATES

Heritage Category: Listing

Grade: II

Location:

- MILEPOST IN FRONT OF WHITEGATES, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

MODEL FARM COMPLEX SOUTH WEST OF BETLEY OLD HALL

Heritage Category: Listing

Grade: II*

Location:

- MODEL FARM COMPLEX SOUTH WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

DOVECOTE AND CARTSHED APPROXIMATELY 70 METRES WEST OF BETLEY OLD HALL

Heritage Category: Listing

Grade: II

Location:

- DOVECOTE AND CARTSHED APPROXIMATELY 70 METRES WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

LIME VIEW AND ATTACHED WALL PLINTH AND GATE PIER

Heritage Category: Listing

Grade: II

Location:

- LIME VIEW AND ATTACHED WALL PLINTH AND GATE PIER, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

ABRAHAMS HOUSE AND ROSE VIEW WITH ADJOINING PLINTH AND GATE PIERS

Heritage Category: Listing

Grade: II

Location:

- ABRAHAMS HOUSE AND ROSE VIEW WITH ADJOINING PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

FIR TREE COTTAGE WITH ATTACHED PLINTH AND GATE PIERS

Heritage Category: Listing

Grade: II

Location:

- FIR TREE COTTAGE WITH ATTACHED PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

THE OLD POST OFFICE WITH ATTACHED PLINTH AND GATE PIERS

Heritage Category: Listing

Grade: II

Location:

- THE OLD POST OFFICE WITH ATTACHED PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

SHADE HOUSE WITH ATTACHED PLINTH AND GATE PIERS

Heritage Category: Listing

Grade: II

Location:

- SHADE HOUSE WITH ATTACHED PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire

TOWER VIEW

Heritage Category: Listing

Grade: II

Location:

- TOWER VIEW, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

TUDOR HOUSE

Heritage Category: Listing

Grade: II

Location:

- TUDOR HOUSE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

SUMMER HOUSE

Heritage Category: Listing

Grade: II*

Location:

- SUMMER HOUSE, A 531, WRINEHILL, Betley, Newcastle-under-Lyme, Staffordshire

BANK HOUSE

Heritage Category: Listing

Grade: II

Location:

- BANK HOUSE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

CLOCK HOUSE

MEWS HOUSE

Heritage Category: Listing

Grade: II

Location:

- CLOCK HOUSE, MAIN STREET,
- MEWS HOUSE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

BOWHILL HOUSE AND FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BOWHILL HOUSE AND FARMHOUSE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

ROSE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- ROSE COTTAGE, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

PIGSTIES SOUTH WEST OF BETLEY OLD HALL

Heritage Category: Listing

Grade: II

Location:

- PIGSTIES SOUTH WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire

There 6 Listed Buildings in the Parish of Balterley. These are:

6 results.

BALTERSEY HALL

Heritage Category: Listing

Grade: II

Location:

- BALTERSEY HALL, BACK LANE, Balterley, Newcastle-under-Lyme, Staffordshire

BEEHIVE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- BEEHIVE COTTAGE, BACK LANE, BUDDILEIGH, Balterley, Newcastle-under-Lyme, Staffordshire

CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ALL SAINTS, A 52, Balterley, Newcastle-under-Lyme, Staffordshire

PIGEON HOUSE APPROXIMATELY 15 YARDS EAST OF BUDDILEIGH FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- PIGEON HOUSE APPROXIMATELY 15 YARDS EAST OF BUDDILEIGH FARMHOUSE, BACK LANE, BUDDILEIGH, Balterley, Newcastle-under-Lyme, Staffordshire

MILE POST 20 METRES SOUTH WEST OF ALL SAINTS CHURCH

Heritage Category: Listing

Grade: II

Location:

- MILE POST 20 METRES SOUTH WEST OF ALL SAINTS CHURCH, NANTWICH ROAD, Balterley, Newcastle-under-Lyme, Staffordshire

HALL O' THE WOOD

Heritage Category: Listing

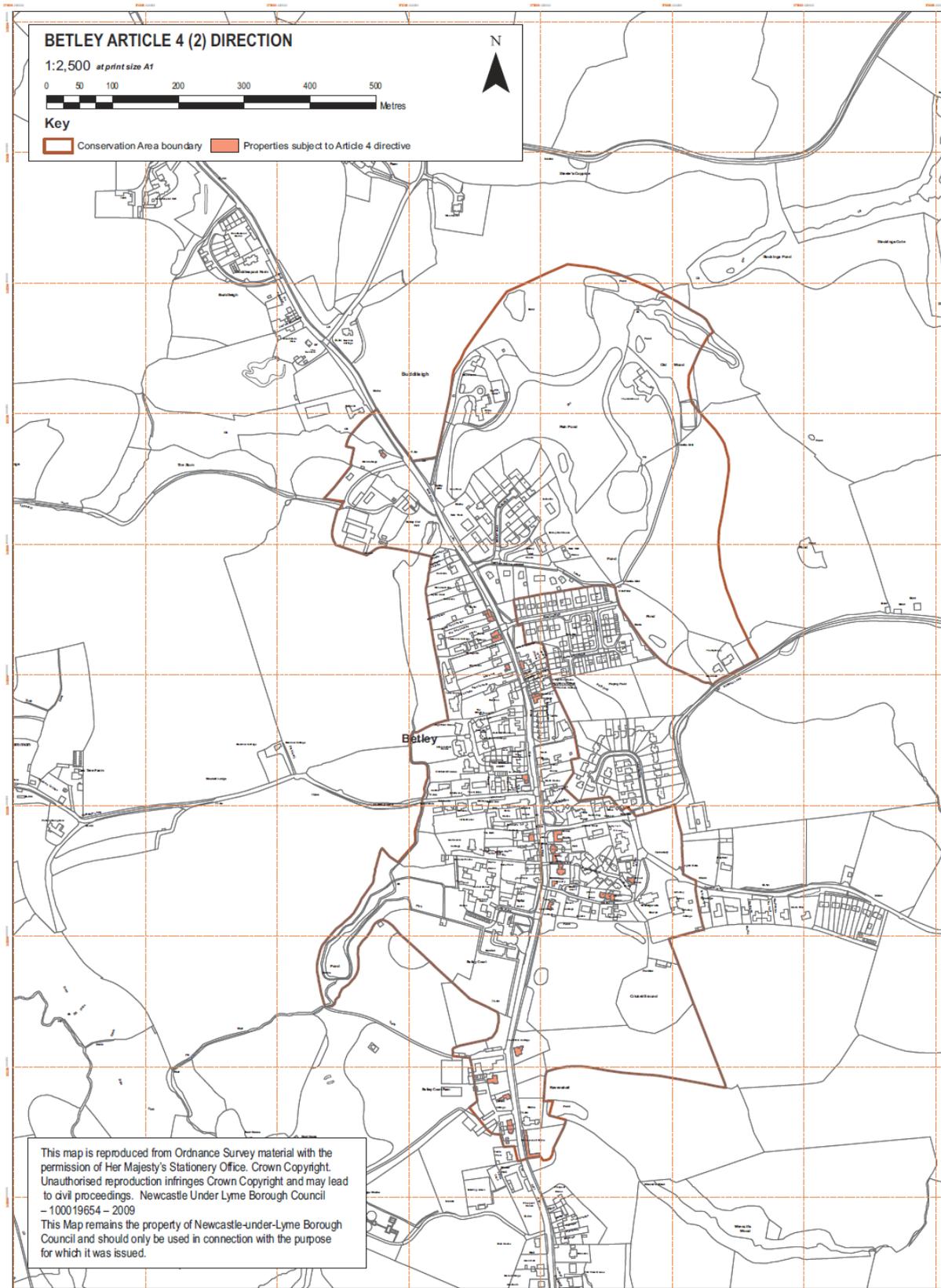
Grade: II*

Location:

- HALL O' THE WOOD, A 52, Balterley, Newcastle-under-Lyme, Staffordshire

There are none recorded specifically for Wrinehill Parish.

6.2 Betley Conservation Area



BETLEY CONSERVATION AREA CHARACTER APPRAISAL December 2008¹⁵**1.2 Summary of key characteristics and issues**

This **Character Appraisal** concludes that the key *positive* characteristics of the Betley Conservation Area are:

- Attractive setting in undulating countryside with notable views across fields and historic parkland;
- The many ponds, streams and meres in and around Betley;

Areas of dense woodland and fields infiltrate the village and provide strong links to the adjoining countryside;

- An avenue of lime trees marks the southern entrance from Wrinehill;
- Main Road retains a large number of varied listed buildings, mostly in residential uses, providing a mostly cohesive streetscape to either side of the road;
- Buildings have varied scales from modest timber framed cottages to prestigious village houses built of brick;
- St Margaret's Church (grade I) dates to the 15th century, and is built from local red sandstone and timber-framing;
- Betley Old Hall (grade II*) marks the northern entrance to the village and is also 15th century, with striking elevations of timber framing and plastered panels;
- Betley Court (Grade II*) is located further south and with its entrance gates, walls and former stables, forms the most notable building in the village;
- Mainly residential uses apart from the Reading Room, the Village Shop and Post Office, the Swan Public House, Betley Court Farm and the village cricket and football pitches (the active Village Hall lies just outside the conservation area boundary);
- Varied materials including local sandstone, limestone, red and blue brick, and timber framing;
- Use of red brick with blue/black brick in chequer pattern, such as Bowhill Farmhouse;
- Many examples of the use of blue/black roof tiles, scalloped or plain, the occasional use of natural slate, and one thatched property.

This Character Appraisal confirms that the key Issues

in Betley are:

Spatial:

- Protection of the landscape setting around Betley;
- Protection of the rural qualities of the conservation area, including the trees;

¹⁵ <https://www.newcastle-staffs.gov.uk/all-services/planning/conservation-and-heritage/conservation-areas>

- The loss of gardens and other open green spaces to new housing development in the past (e.g. Chamberlain Court and Court Walk) and the continued pressure for more backland development;

Busy and fast moving traffic through the village (despite a 30 mph speed limit).

Buildings:

- Many examples of visible satellite dishes;
- The occasional loss of front gardens for car parking;
- Use of modern materials on historic buildings, such as uPVC windows;

Poor condition of the Model Farm buildings next to Betley Old Hall;

- Poor condition of some of the farm buildings at Betley Court Farm;
- A listed building review is urgently required, along with suggestions for a Local List.

Conservation area boundary:

- Some amendments to the conservation area boundary are required.

6. Character Areas

6.1 Introduction to the Character Areas

The Betley Conservation Area divides into four Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

Character Area 1:

Southern approaches – Betley Court Farm and Betley Court;

Character Area 2:

Betley Village Centre;

Character Area 3:

Church Lane and St Margaret's Church;

Character Area 4:

The northern approaches – Betley Old Hall.

BETLEY CONSERVATION AREA MANAGEMENT PROPOSALS December 2008**6 POLICIES TO PRESERVE AND ENHANCE THE BETLEY CONSERVATION AREA*****Policy Betley CA No. 1:***

The Borough Council will carefully monitor applications on the outskirts or edges of the Betley Conservation Area, particularly in the Buffer Zone to the east of Betley Old Hall, and will refuse those which could adversely affect the conservation area due to the proposed development's use, height, bulk, detailing, loss of green open space, or the loss or the negative effect on important views into or out of the conservation area

Policy Betley CA No. 2:

The Borough Council will continue to protect and wherever possible, enhance, the rural qualities of the conservation area, including refusing applications for new development which would result in the removal or reduction of trees or established planting.

Policy Betley CA No. 3:

(i) Any new development must adhere to policies within the Local Plan, the emerging LDF, and national guidance, most particularly PPG15 and PPG16;

(ii) The Borough Council will refuse applications for new development in or on the edges of the Betley Conservation Area which would result in the loss of existing garden space, or which would conflict with the prevailing form of historic development.

(iii) 'Positive' as well as listed buildings must be retained and their settings protected from unsympathetic development.

(iv) New development should follow the following guidelines:

The scale and general form of new development should follow established historic precedent, with particular reference to building lines, plot sizes, plot ratios, and vehicular and pedestrian access;

- New development involving the replacement of an existing building should not increase the volume of development on the site;
- New development should be sympathetic to the surrounding historic buildings in terms of scale, materials and details;
- The roofs and chimneys in the Betley Conservation Area are an important part of its special character and new development should reflect the traditional roof forms, pitches, materials and details, of existing historic properties;
- New development within the conservation area should be carefully designed to reduce its impact on existing views, both within and into, the conservation area. New development which might adversely affect views out of the conservation area (where different planning constraints apply) will be carefully monitored.

Policy Betley CA No. 4:

The Borough Council will insist that all applications for change to historic buildings (listed, locally listed and 'positive') use the correct materials and details.

7 SITE OR BUILDING SPECIFIC RECOMMENDATIONS

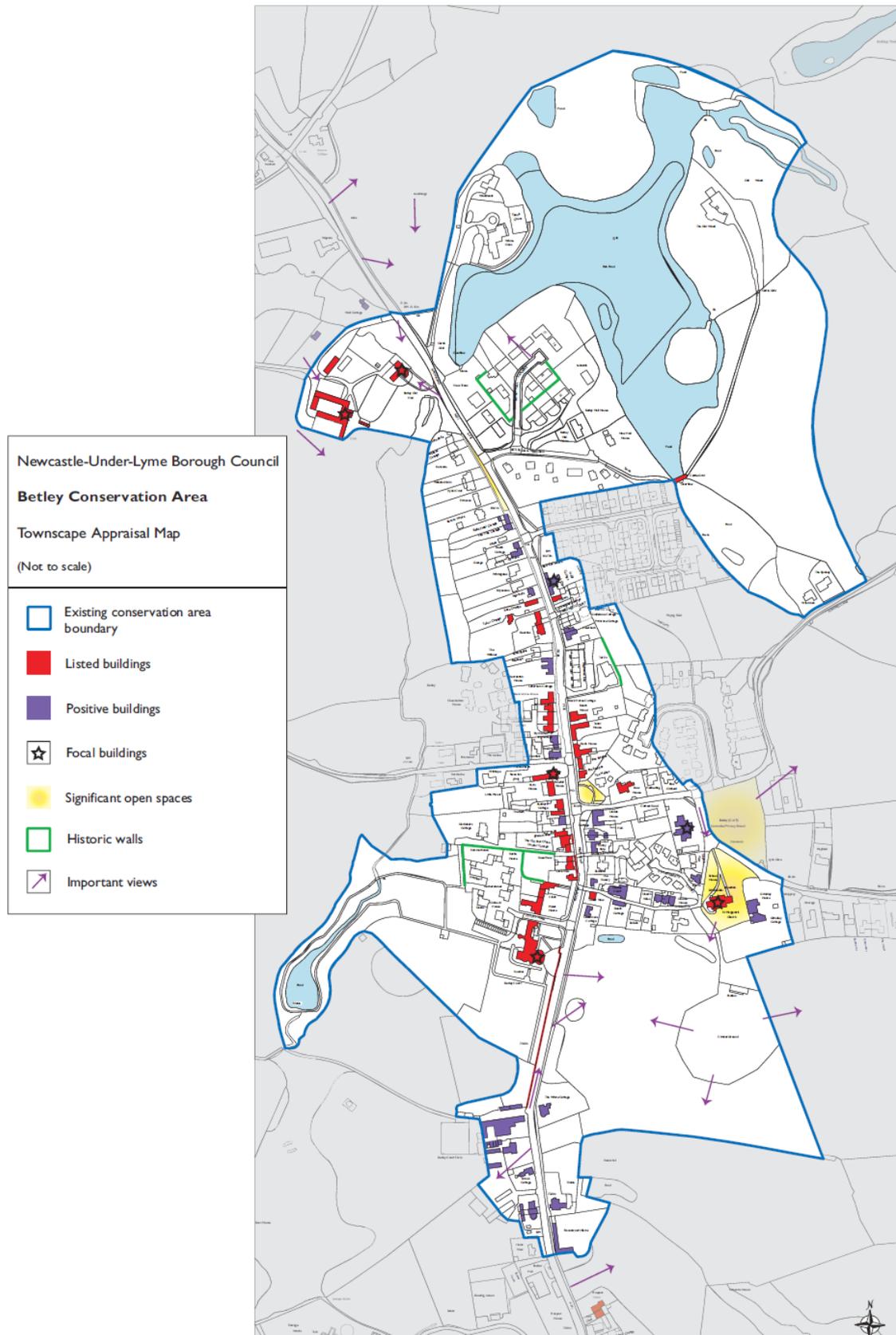
Recommendation 1: *The Borough Council should carry out a detailed survey of the buildings in Betley, including interior inspections, to see if any are of sufficient quality to merit inclusion on the statutory list. This could be done in conjunction with the Local List (see below).*

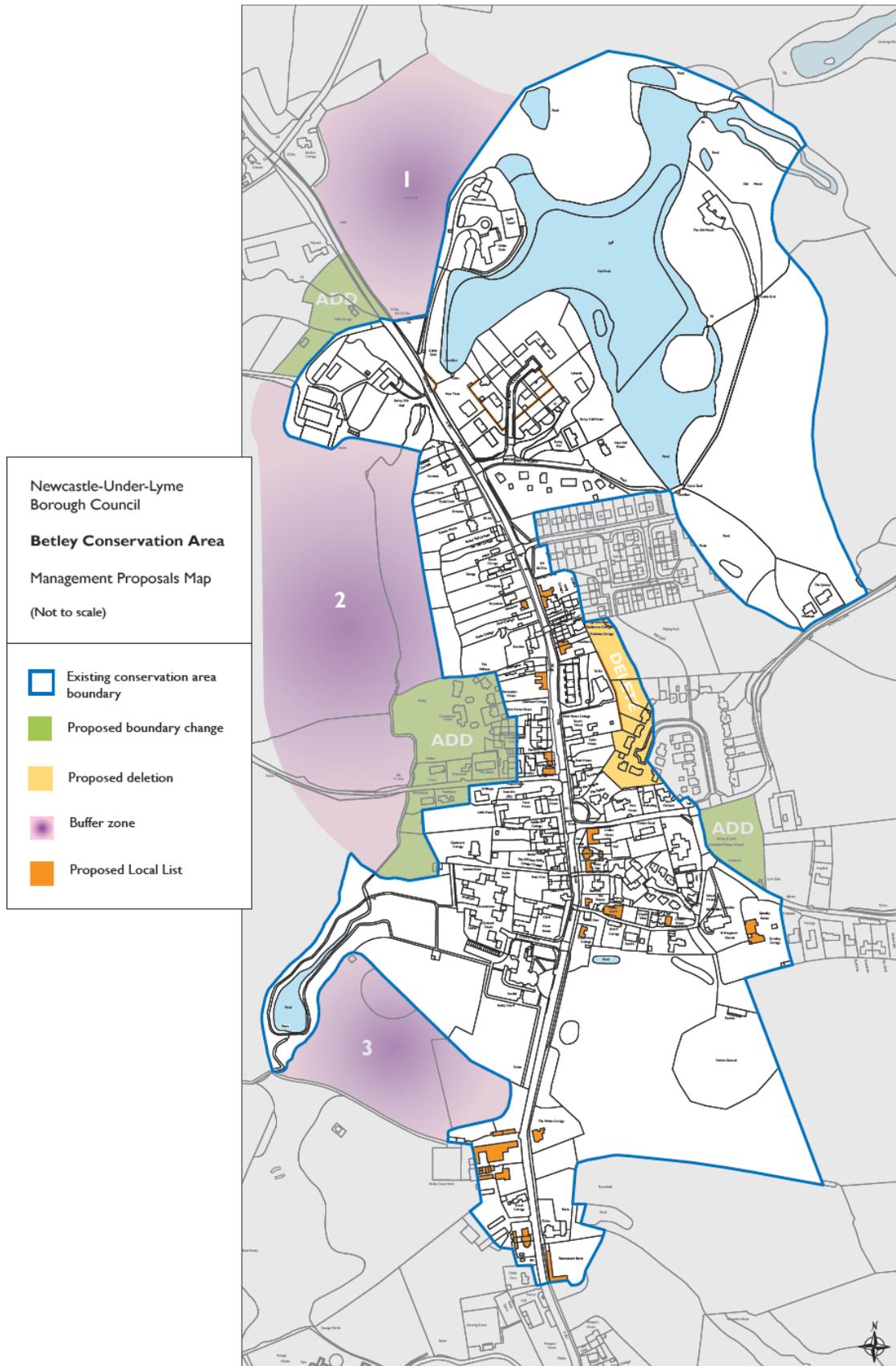
7.2 Local listing

There is currently no Local List for the buildings of the Borough but this document includes a recommendation that such a list is incrementally set up, starting with the Newcastle Town Centre and Betley Conservation Areas, where conservation area character appraisals are currently being prepared. The purpose of a Local List is to draw attention to those more modest but locally significant buildings which are just outside the usual criteria for statutory listing, which usually cuts off at 1840. Locally listed buildings are important for their contribution to the local street scene or as examples of unusually detailed historic buildings, perhaps using local materials in an interesting way.

The buildings which are proposed for the Local List for the Betley Conservation Area are included at Appendix 3, along with the proposed Local List Criteria (Appendix 2). They include a number of possibly 17th century cottages and well detailed 19th century village houses. Some of these buildings (see above) may be of sufficient interest to merit inclusion on the statutory list.

Recommendation 2: *After consulting the local community, the Borough Council will draw up a Local List for the Betley Conservation Area.*





6.3 Staffordshire County Council: Betley Historic Character Assessment, 2012

16

The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day.

Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward.

Ten Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 9).

¹⁶ <https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Betley-EUS-Report-Final.pdf>

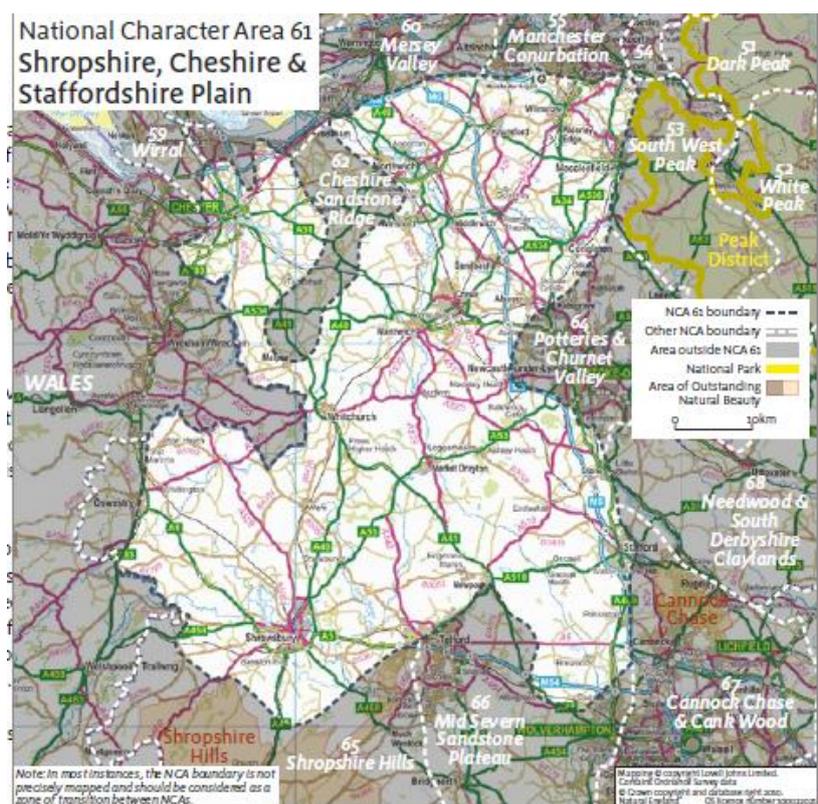
7.0 Natural Environment - Further Evidence

7.1 Landscape Character

6.1.1 Natural England National Character Areas¹⁷

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

Betley, Balterley and Wrinehill lies in NCA 61: Shropshire, Cheshire and Staffordshire Plain



¹⁷ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

Summary

The Shropshire, Cheshire and Staffordshire Plain National Character Area (NCA) comprises most of the county of Cheshire, the northern half of Shropshire and a large part of north-west Staffordshire. This is an expanse of flat or gently undulating, lush, pastoral farmland, which is bounded by the Mersey Valley NCA in the north, with its urban and industrial development, and extending to the rural Shropshire Hills NCA in the south. To the west, it is bounded by the hills of the Welsh borders and to the east and south-east by the urban areas within the Potteries and Churnet Valley, Needwood and South Derbyshire Claylands, and Cannock Chase and Cank Wood NCAs.

A series of small sandstone ridges cut across the plain and are very prominent features within this open landscape. The Mid-Cheshire Ridge, the Maer and the Hanchurch Hills are the most significant. They are characterised by steep sides and woodland is often ancient semi-natural woodland which is notably absent from the plain, except around Northwich.

The landscape character of the plain owes much to its glacial origins. A thick layer of glacial till covers the lower slopes of the ridge and the surrounding plain and is punctuated by numerous ponds and meres. Subsequent colonisation by vegetation has resulted in the establishment of large areas of bog, known as mosses. Some are associated with the development of schwingmoor which is an advancing, floating raft of bog moss. The meres and mosses of the north-west Midlands form a geographically discrete series of nationally important, lowland open water and peatland sites; the finest examples are considered to be of international importance.

The NCA is important for food production. Throughout the plain, the water retention and fertility of the clay soils support lush pastures for grazing dairy cattle. There are a number of dairy processors making a range of dairy products that include ice cream and Cheshire cheese. The lighter soils in Staffordshire and parts of Shropshire support more mixed farms, combinable crops and potatoes in rotation.

The NCA contains several significant flood plains. Its flat, low-lying basins carry meandering stages of ten main rivers, a number of which have sections notified as Sites of Special Scientific Interest for their nationally important geomorphological features or clough woodland and wetland habitats important to birds and insects. A section of the River Dee that flows north along the western boundary of the area is designated as a Special Area of Conservation for its vegetation communities and populations of Atlantic salmon, lamprey species, bullhead and otter.

The presence of large conurbations and the dense network of roads mean that development pressures are likely to continue. Road improvements risk the urbanisation of rural villages. The demand for mineral extraction sites and in-fill sites for waste disposal from the conurbations is likely to increase and, as the population increases, the demand for food will increase. Development will also increase water demand which, together with the effects of climate change, potentially threatens the internationally important peat wetland habitats of the NCA in terms of water availability and water quality, compounding the effects of climate change. These pressures have the potential to further fragment habitats and change settlement patterns and the vernacular, but can also provide opportunities to create a high-quality built environment with multifunctional greenspace with links to the rural area.

Statements of Environmental Opportunity

SEO 1: Restore, manage and protect from diffuse pollution the rivers, streams, lakes, ponds and wetland habitats (including flood plain grazing marsh and wet woodland) and support partnerships to maintain the integrity and unique conditions for the preservation of the internationally important meres and mosses and River Dee, to benefit water availability, water quality, landscape character, biodiversity and climate regulation.

SEO 2: Protect the landscape of the plain, recognising its importance to food production and incorporating well-maintained hedgerows, ponds and lowland grassland margins within agricultural systems, to secure resource protection and maintain productivity, while reducing fragmentation of semi-natural habitats to benefit a wide range of services, such as landscape character, sense of place, water quality and biodiversity.

SEO 3: Manage and restore lowland heathland and ancient and plantation woodland, support partnerships to plan appropriately scaled new woodland cover, particularly where this will link and extend existing woodlands, restore and reinstate traditional orchards and increase biomass provision to mitigate the impact of climate change, where this will benefit biodiversity, landscape character and enhance the experiential qualities of the area.

SEO 4: Protect and manage the nationally important geological sites and heritage features demonstrating how the interaction of natural and historical factors influenced the distinctive character of its landscape and settlement patterns, and help to promote greater understanding of the link between wildlife, heritage and geodiversity, particularly the importance of former extraction sites for both geodiversity and biodiversity.

6.1.2 Staffordshire County Council Planning for Landscape Change Supplementary Planning Guidance¹⁸

Volume 3: Landscape Descriptions Staffordshire County Council, Development Services Department, 2000

The Staffordshire Plain

The Northern Meres and Mosses

17. The character of the clay lowlands is reasserted in this area to the north of the sandstones of the Woodland Quarter. It is an old cultural landscape with a strong structure of medium sized irregular hedged fields with large numbers of hedgerow oaks. It is characterised by pastoral farming of dairying and stock rearing with some areas under arable cropping. The land is mainly of average agricultural quality, at Grade 3.

18. The underlying Triassic mudstones carry a mantle of glacial drift which has given rise to neutral or acidic stagnogleys with pockets of sandy soils. Meres and mosses of glacial origin are represented by Betley Mere, Cranberry Bog and Cracow Moss.

¹⁸ <https://www.staffordshire.gov.uk/environment/eLand/planners-developers/landscape/NaturalEnvironmentLandscapeCharacterTypes.aspx>

19. There is some surviving evidence for prehistoric burial practices, but little other evidence for pre-medieval activity here. Settlement is scattered, and there are faint traces of a woodland origin in the local placenames. The major settlements, Betley and Ravenshall, are linear in form and there is a form of cottage settlement south of Betley Mere, around Cracow Moss. The northern part of the area shows evidence of more recent enclosure in the straightness of the roads and the regular field pattern, contrasting with the surrounding irregular, medium-sized hedged fields with large numbers of hedgerow pedunculate oaks.

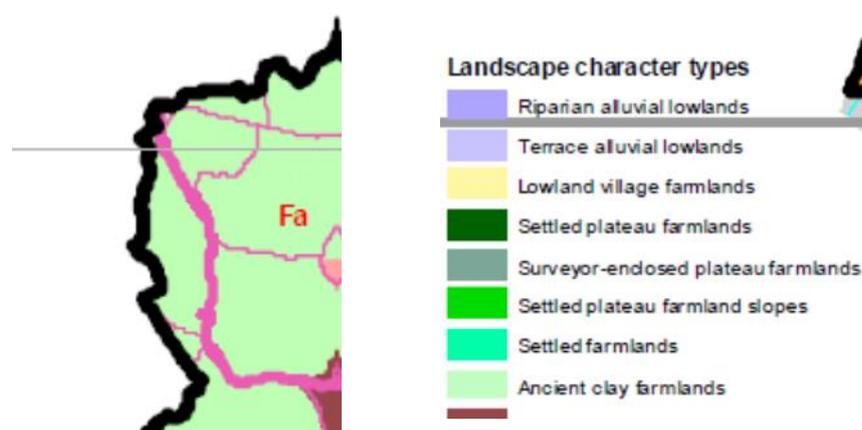
20. The sharing of characteristics with counties to the west is most sharply seen in this area, where the timber-framed buildings of Cheshire influenced builders in both the medieval and later periods. Small highly decorative panels are found in Hall o'the Wood, Balterley, and the timber-framed Parish church of Betley belongs to a group of similar buildings in Cheshire. Later buildings use the dark red-brown bricks common throughout north Staffordshire; some of the houses in Betley incorporate Staffordshire blue bricks in the decorative patterns which display the taste of the local nineteenth-century landowner.

21. The scale of the landscape tends to be dictated by woodlands and hedgerow trees, except where localised prominent small hills and valleys show up the field pattern. Where intensification is now removing these features the scale is increasing in consequence.

There is no significant commercial forestry in the area, but broadleaved woodlands are an important element in the landscape, where landcover is being removed. Distinctive long stream valleys with ancient semi-natural woodland are often known locally as drumbles.

Wild cherry (*Prunus avium*) is a distinctive woodland tree of this area, and the impeded drainage of the clay soils often favours thickets of blackthorn (*Prunus spinosa*) and scattered alder buckthorn (*Frangula alnus*) in the understorey. The ground flora of ancient woodlands is often more diverse than in other parts of the county: the remnant of Wrinehill Wood provides a particularly good example.

22. The dispersed pattern of small rural towns, small to medium sized farms and individual properties is under commuter pressure, resulting in property improvements and some erosion of rural character.



Ancient clay farmlands

In Staffordshire this type is geographically well defined and restricted to the western side of the county. It is characterised by the irregular pattern of hedged fields with ancient hedgerows and oaks, by subtle evidence of former heathland, and by a dispersed settlement pattern with small rural towns. The major land use has been dairying, dictated by the stagnogley soils derived from boulder clay which covers Triassic mudstones, to create a rolling lowland plain; however, pockets of sandy soil have supported arable production, and this has spread to the heavier soils in recent years. There are estateland and parkland variants, but the major visual distinction between landscapes, from relatively well wooded to very open, appears only on further subdivision on the basis of landscape quality.

Visual character

This is a landscape of mixed arable and pastoral farmland, the character of which is strongly influenced by existing land use and farming practices.

In the areas of pastoral farming an intact irregular ancient pattern of hedgerows and hedgerow trees is still retained. In places this pattern is beginning to break down, with hedgerows either being allowed to grow up and become ragged, or being mechanically trimmed and becoming gappy as a result. The mature hedgerow oaks are characteristic of this countryside and still numerous enough to coalesce visually and filter views across the landscape. These trees are now predominantly mature or becoming over-mature and stag headed. In more intensively farmed, predominantly arable areas, rationalisation has resulted in considerable removal of hedgerows and inappropriate maintenance of those remaining. The accompanying decline of hedgerow tree cover has led to a generally open character where landform has become dominant over vegetation cover and trees are now often viewed as individual elements.

Throughout this landscape type, the varying tree and hedgerow density and landform give changing scales from medium to large. The gently rolling landform, with occasional high points, allows long distance views through the landscape to show up the landcover elements. Local smallscale ancient woodlands and plantations provide areas of denser visual containment. Especially important in this landscape are the many marl pits, meres and mosses, now surrounded by mature trees, and the series of small brooks. These, and canals running through the area, are picked out by lines of willow, poplar and alder, providing some structure in the more open arable areas.

Areas associated with villages are generally less intensively farmed and the scale is reduced by broadleaved linear woodlands. These divide the landscape into small discrete units and give a well-balanced interlock between the farmland and woodland elements. In these areas of smaller scale the field pattern is predominantly irregular, with dense mixed hedges and hedge banks. On areas of old common the hedgerows form a more regular pattern in the landscape.

This landscape has a very rural feel, with the small winding country lanes, large red brick farms and numerous old villages. Localised industrial and commuter development does not impact to any great extent on this general character, although a general decline, both of village character and landcover elements, could result in long-term irreversible erosion of the landscape character. Major road corridors have a significant localised effect and result in some areas being particularly well viewed.

Characteristic landscape features

Mature hedgerow oaks and strong hedgerow patterns; narrow winding lanes, often sunken; small broadleaved and conifer woodlands; well treed stream and canal corridors; hedgerow damsons; occasional native black poplars; numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; dispersed settlement pattern; halls and manors; marl pits and field ponds; meres and mosses.

Incongruous landscape features

Busy main roads and motorway; powerlines; stag headed over-mature oaks; some conifer and poplar plantations; horseyculture; large modern farm buildings; industrial developments; electrified railway line; urban edge; improved and new commuter dwellings; introduction of wire fencing for stock control associated with deteriorating field pattern.

Factors critical to landscape character and quality

The critical factors which currently limit landscape quality are the loss of characteristic landscape features (especially hedgerows and hedgerow trees), the poor condition of those features that remain, and the relatively poor survival of characteristic semi-natural vegetation (i.e. ancient woodland and hedgerows, semi-natural grasslands and riparian and wetland vegetation). A significant part of the area falling within this landscape character type has been identified as a 'landscape at risk' of sudden loss of quality (see Section 7.18 *et seq.* of the Supporting Documentation) and measures to meet the BAP targets listed below will be critically important in preventing such a loss.

This landscape character type is locally very sensitive to the impacts of development and land use change.

Potential value of new woodland planting

High to very high, to maintain a structure to the landscape to offset the decline in hedgerow pattern as a result of farm intensification. The southern part of the area represented by this landscape type could benefit from the planting of large woodlands, and from the establishment of new native woodlands, strategically sited to counter ancient woodland fragmentation. The maintenance, restoration and planting of wet woodland would be of value throughout this landscape.

Potential value of other habitat provision and management

The following Staffordshire Biodiversity Action Plan Targets are relevant at landscape scale:

| Habitat type | Objective or target | Priority |
|---|---|-----------|
| Ancient/semi-natural broadleaved woodland | maintain and enhance | high |
| | restore degraded sites | medium |
| | recreate/regenerate | high |
| Ancient/diverse hedgerows | maintain and manage | very high |
| | maintain trees | very high |
| Hedgerows | plant species-rich hedges | lower |
| Arable field margins | maintain, improve and restore | medium |
| Canals, lakes and ponds | maintain and enhance water bodies and catchments | high |
| | increase the number of such features | high |
| Lowland calcareous grassland | safeguard remaining areas and adjoining land | high |
| | restore semi-improved grasslands | lower |
| | link fragmented sites through habitat creation | lower |
| Lowland wet grassland | maintain and enhance existing areas | high |
| | restore degraded areas | high |
| | create new areas | high |
| Lowland wood pasture and parkland | maintain and safeguard | medium |
| | restore degraded sites | medium |
| Peat bogs | maintain and enhance | very high |
| Reedbeds | maintain and create | high |
| Rivers and streams | maintain and improve the quality and quantity of water | very high |
| | maintain the quality of all natural existing channel features | very high |
| Unimproved neutral grassland | maintain and safeguard existing areas | high |
| | restore | high |
| | link adjacent sites through habitat creation | high |
| | create/re-create new areas | high |
| Wet woodland | maintain, enhance and restore | medium |
| | prevent further loss | medium |
| | increase the number of such woodlands | medium |

Specific guidelines

Tree and woodland planting.

Increase planting of hedgerow trees and field corners to rebuild the structure of the landscape where decline is occurring.

Plant new woodlands to adhere to existing field pattern and to reflect the scale of the landscape.

In the more open areas there is therefore the opportunity for large scale planting appropriate to those landscapes, provided that coalescence and views through them are considered. Consider the planting of new native woodland between ancient woodlands, to reduce fragmentation.

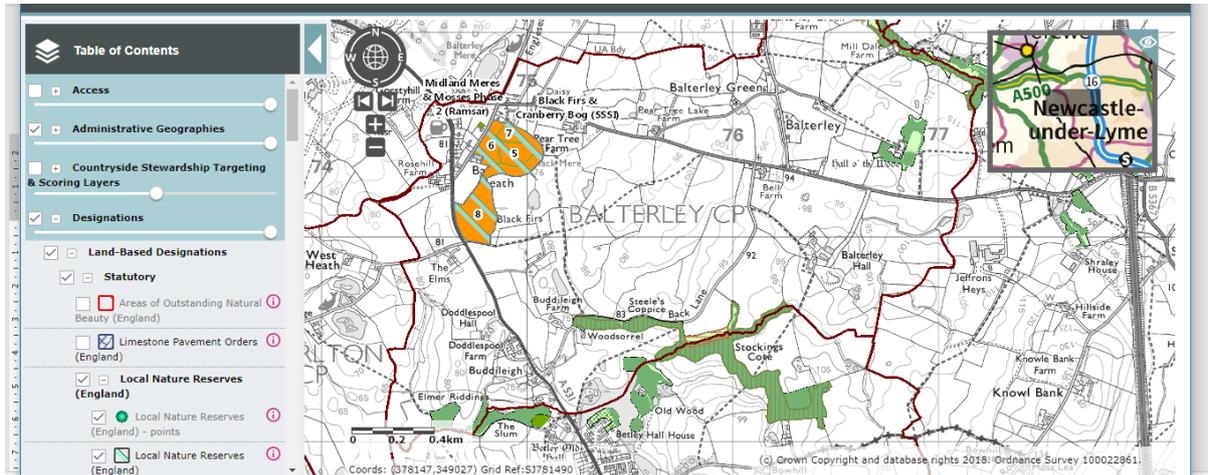
Respect the existing broadleaved character of the landscape in any new planting proposals, although some conifer content would be acceptable provided it was carefully integrated into the woodland design. Care is needed over the treatment of woodland edges to reflect the hedgerow character in colour and texture. Stream corridors could be reinforced with additional linear planting of waterside species.

Retain the visual interest of views from roadsides by avoiding extensive planting up to roadsides along considerable distances. In areas of stronger landform, internal design of woodlands will become important.

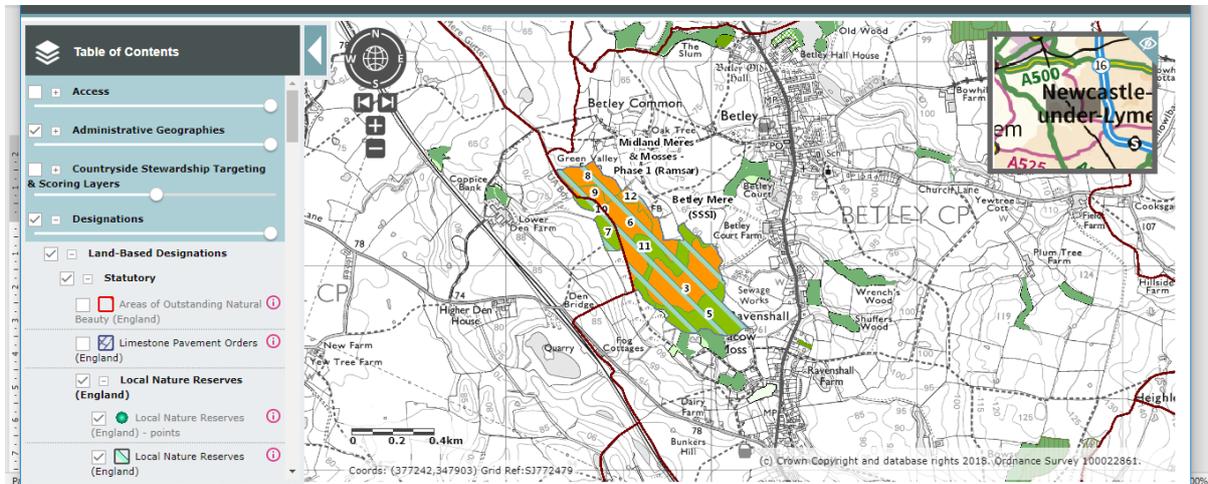
7.2 Biodiversity - Natural England Records

7.2.1 Natural England - Magic Map¹⁹

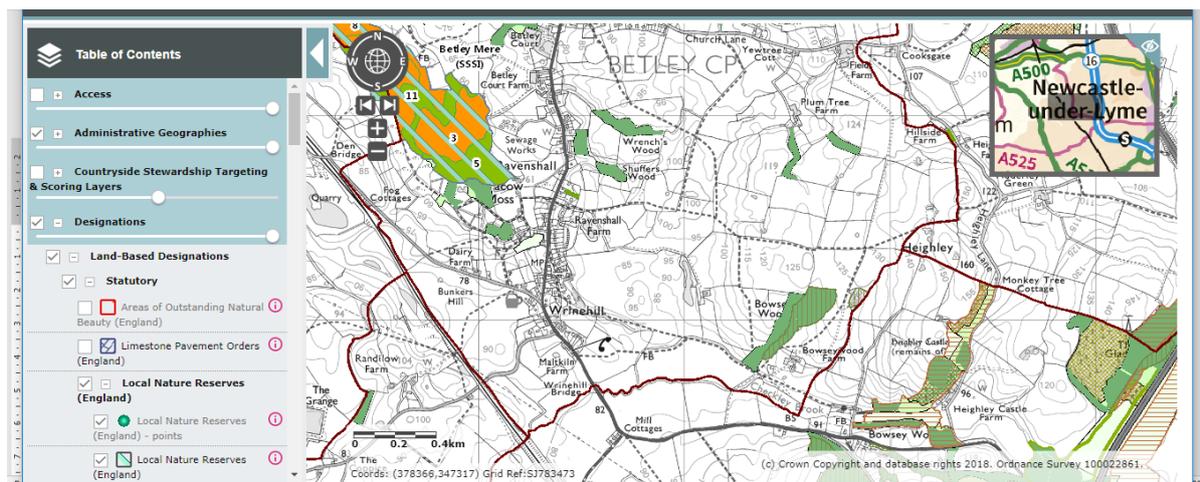
Midlands Mere and Mosses Phase 2 (Ramsar) Black Firs and Cranberry Bog (SSSI), and areas of ancient woodlands



Midlands Mere and Mosses Phase 1 (Ramsar) Betley Mere (SSSI), and areas of ancient woodlands



¹⁹ <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>



Citation - Black Firs & Cranberry Bog SSSI²⁰

COUNTY: STAFFORDSHIRE SITE

NAME: BLACK FIRS AND CRANBERRY BOG

DISTRICT: Newcastle-under-Lyme SITE REF: 15WCX

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended

Local Planning Authority: STAFFORDSHIRE COUNTY COUNCIL, Newcastle-under-Lyme Borough Council

National Grid Reference: SJ 748503 Area: 12.3 (ha.) 30.4 (ac.) Ordnance Survey Sheet 1:50,000: 118 1:10,000: SJ 75 SW, SE, SJ 74 NW

Date Notified (Under 1949 Act): 1968 Date of Last Revision: 1968 Date Notified (Under 1981 Act): 1986 Date of Last Revision: –

Other Information: Site boundary alteration (extension). Cranberry Bog is listed in 'A Nature Conservation Review' edited by D A Ratcliffe, Cambridge University Press 1977. Part of the site is managed as a nature reserve by the Staffordshire Nature Conservation Trust.

Description and Reasons for Notification:

The meres & mosses of the north west midlands form a nationally important series of open water and peatland sites. These have developed in natural depressions in the glacial drift left by the ice sheets which covered the Cheshire-Shropshire plain some 15,000 years ago. The majority lie in Cheshire and north Shropshire, with a small number of outlying sites in adjacent parts of Staffordshire and Clwyd.

²⁰ <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1003841.pdf>

The origin of most of the hollows can be accounted for by glaciation but a small number have been formed at least in part by more recent subsidence resulting from the removal in solution of underlying salt deposits.

There are more than 60 open water bodies known as 'meres' or 'pools' and a smaller number of peatland sites or mires known as 'mosses'. They range in depth from about one metre to 27 metres and have areas varying between less than a hectare to 70 hectares.

Although the majority of the meres are nutrient rich (eutrophic) the water chemistry is very variable reflecting the heterogeneous nature of the surrounding drift deposits. Associated fringing habitats such as reedswamp, fen, carr and damp pasture add to the value of the meres. The development of these habitats is associated with peat accumulation which in some cases has led to the complete infilling of the basin. During this process the nutrient status of the peat surface changes and typically becomes nutrient poor (oligotrophic) and acidic thus allowing species such as the bog mosses *Sphagnum* spp. to colonise it. The resulting peat bogs are the 'mosses'. In a few cases colonisation of the water surface by floating vegetation has resulted in the formation of a quaking bog known as a 'schwingmoor'.

Cranberry Bog is an outstanding example of a schwingmoor basin mire, a nationally rare habitat and one of only two such sites in Staffordshire. It exhibits a near-natural structure and floristic composition and is notably rich in bog and fen plants in relation to its small size. Black Mere, the open water part of the site, is the surviving part of a former kettle hole lake and forms the largest *dystrophic open water in the county. The mere and the mire represent lowland habitats which are nationally threatened and declining due largely to drainage and ground-water enrichment. Black Firs is a modified valley alderwood on a peat-filled depression. Such woodlands are now much reduced in extent. The site contains many locally rare plants and invertebrates and some nationally uncommon plants.

* Water bodies coloured brown by dissolved humic acids derived from acidic peat. Often very unproductive in biological terms though the nutrient content may be relatively high.

The basin mire has a central floating lawn of bog mosses. Here least nutrients are available, supplied mostly in rainwater. The lawn has an undulating surface of numerous distinct hummocks formed by the differential growth of *Sphagnum* species. This feature indicates continuity of environmental conditions without human disturbance. The hummocks are generally formed of *Sphagnum rubellum* and various leafy liverworts, often capped by the moss *Aulacomnium palustre*. Cranberry *Vaccinium oxycoccus*, round-leaved sundew *Drosera rotundifolia* and cross-leaved heath *Erica tetralix* are abundant associates. The intervening *Sphagnum* flats and hollows are dominated by *Sphagnum recurvum* with much common cottongrass *Eriophorum angustifolium*. Towards the margins flowering plants have greater cover and include heather *Calluna vulgaris*, hare's tail cottongrass *E. vaginatum*, purple moor-grass *Molinia caerulea* and white beak-sedge *Rhynchospora alba*. Stunted scots pine *Pinus sylvestris* occur across the *Sphagnum* lawn, their growth checked by the high water table.

The well-defined fen lagg or perimeter shows advanced development of carr woodland and scrub of crack willow *Salix fragilis*, grey willow *S. cinerea* ssp. *oleifolia*, alder *Alnus glutinosa* and downy birch *Betula pubescens*. It contains many plants characteristic of nutrient-rich conditions, contrasting markedly with the central acidic surface, for example purple loosestrife *Lythrum salicaria*, gipsywort

Lycopus europaeus, yellow iris *Iris pseudacorus*, cyperus sedge *Carex pseudocyperus*, narrow buckler-fern *Dryopteris carthusiana* and, in the flanking drain, water violet *Hottonia palustris*.

Cranberry Bog is one of the few known sites in Britain for the micro-moth *Buckleria paludum*. Other characteristic bog moths include the marsh oblique barred *Hypenodes turfosalis*, *Elachista serricornis* (recorded only here in Staffordshire) and *Glyphipterix haworthana*.

Black Mere is probably continuous with the water reservoir under the peat raft. The poor light penetration precludes the growth of submerged vegetation but the fragmentary emergent fringe includes marsh cinquefoil *Potentilla palustris*, greater tussock sedge *Carex paniculata* and the nationally scarce cowbane *Cicuta virosa*. The Mere is an important habitat for aquatic insects including dragonflies Odonata, and several uncommon caddis flies Trichoptera, for example *Limnephilus binotatus*, *Aphripsodes senilis* and *Trianodes bicolor*.

Black Firs can be described as an 'acid valley alderwood', a semi-natural woodland type of widespread distribution in Britain on seasonally moist acidic soils. Although planting and drainage have had profound effects at this site a number of uncommon fen-woodland plants still occur. The canopy consists of alder, downy birch and pedunculate oak *Quercus robur*, with a shrub layer of grey willow, coppiced alder, hazel *Corylus avellana*, alder buckthorn *Frangula alnus*, rowan *Sorbus aucuparia* and holly *Ilex aquifolium*. The ground flora consists mainly of bramble *Rubus fruticosus*, bracken *Pteridium aquilinum* and ferns *Dryopteris* spp. Old drainage ditches provide refuges for wetland plants such as royal fern *Osmunda regalis*, here at one of its few county stations.

Citation - Betley Mere SSSI²¹

COUNTY: STAFFORDSHIRE/CHESHIRE

SITE NAME: BETLEY MERE

DISTRICT: Newcastle-under-Lyme/Crewe & Nantwich

SITE REF: 15WBA Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended

Local Planning Authority: STAFFORDSHIRE COUNTY COUNCIL/CHESHIRE COUNTY COUNCIL, Newcastle-under-Lyme Borough Council/Crewe & Nantwich, Borough Council

National Grid Reference: SJ 747482 Area: 37.5 (ha.) 92.8 (ac.) Ordnance Survey Sheet: 1:50,000: 118 1:10,000: SJ 74 NW, NE

Date Notified (Under 1949 Act): 1963 Date of Last Revision: 1979 Date Notified (Under 1981 Act): 1986 Date of Last Revision: –

Other Information:

Site boundary alteration (extension & reduction).

²¹ <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002384.pdf>

Formerly known as Betley Meres.

Description and Reasons for Notification:

The meres & mosses of the north west midlands form a nationally important series of open water and peatland sites. These have developed in natural depressions in the glacial drift left by the ice sheets which covered the Cheshire-Shropshire plain some 15,000 years ago. The majority lie in Cheshire and north Shropshire with a small number of outlying sites in adjacent parts of Staffordshire and Clwyd.

The origin of most of the hollows can be accounted for by glaciation but a small number have been formed at least in part by more recent subsidence resulting from the removal in solution of underlying salt deposits.

There are more than 60 open water bodies known as 'meres' or 'pools' and a smaller number of peatland sites or mires known as 'mosses'. They range in depth from about one metre to 27 metres and have areas varying between less than a hectare to 70 hectares.

Although the majority of the meres are nutrient rich (eutrophic) the water chemistry is very variable reflecting the heterogeneous nature of the surrounding drift deposits. Associated fringing habitats such as reedswamp, fen, carr and damp pasture add to the value of the meres. The development of these habitats is associated with peat accumulation which in some cases has led to the complete infilling of the basin. During this process the nutrient status of the peat surface changes and typically becomes nutrient poor (oligotrophic) and acidic thus allowing species such as the bog mosses *Sphagnum* spp. to colonise it. The resulting peat bogs are the 'mosses'. In a few cases colonisation of the water surface by floating vegetation has resulted in the formation of a quaking bog known as a 'schwingmoor'.

Betley Mere is one of the few natural standing waters in Staffordshire. It occupies a shallow valley in glacial deposits overlying Triassic strata and is bounded on three sides by extensive peat deposits on which a wide range of vegetation types have developed. The zonation from open water with floating-leaved aquatic plants through emergent reedswamp, fen and carr to mature fen woodland is as complete an example of a wetland hydrosere as occurs in the county. Betley is highly rated among the meres for the diversity of plant communities, the variety of higher plant species and the large areas of reedswamp, alderwillow woodland and species-rich tall fen. The last community and an acidic marshy grassland type found in the wettest parts of the adjoining pastures, are now of very restricted distribution in Staffordshire.

It is also an important site for the study of vegetational history. Investigations of peat stratigraphy and pollen analysis have demonstrated the nature of environmental changes for the locality over the last 10,000 years.

Betley Mere is shallow and eutrophic (nutrient rich) with a sparse submerged aquatic vegetation mostly of Canadian waterweed *Elodea canadensis* but including the nationally rare autumnal water-starwort *Callitriche hermaphrodita* and regionally scarce blunt-fruited water-starwort *C. obtusangula*. Yellow water-lily *Nuphar lutea* is the most abundant floating-leaved aquatic plant, forming a discrete zone around the western-side. Broad beds of common reed *Phragmites australis* flank the mere, with locally frequent lesser bulrush *Typha angustifolia* and occasional grey club-rush *Schoenoplectus lacustris* subsp *tabernaemontani* – a county rarity. Common reed also dominates

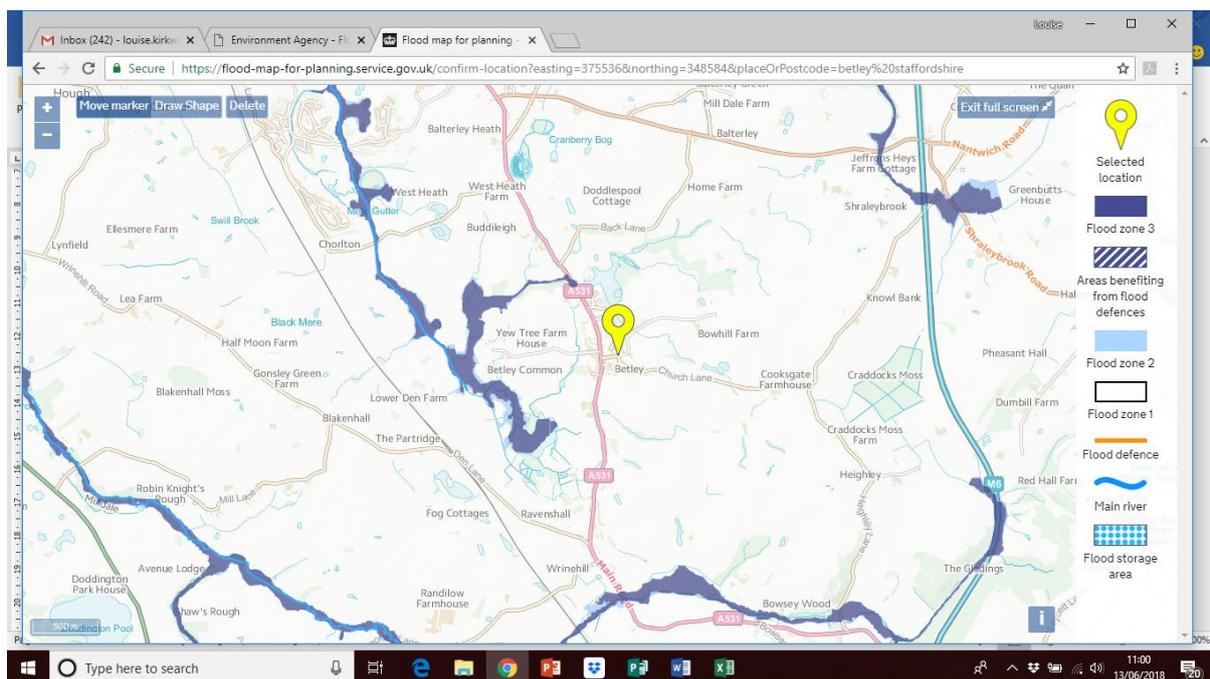
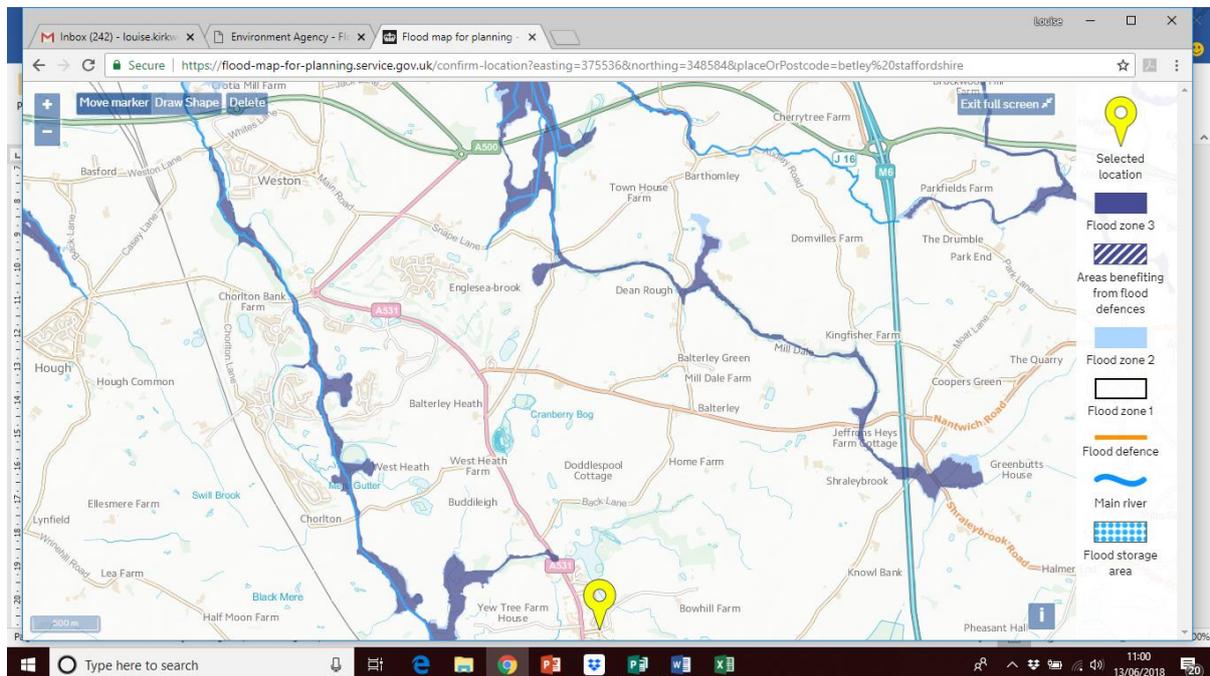
the site of the former Betley Little Mere, now drained. The reedswamp of Betley Mere grades into mixed tall fen formed of many species such as lesser pond-sedge *Carex acutiformis*, greater tussocksedge *Carex paniculata*, yellow iris *Iris pseudacorus*, gipsywort *Lycopus europaeus*, common marsh-bedstraw *Galium palustre* and bittersweet *Solanum dulcamara*. The presence of the regionally uncommon blunt-flowered rush *Juncus subnodulosus* indicates localised calcareous ground water conditions. To the south the fen is invaded by scattered shrubs of grey willow *Salix cinerea* and purple willow *Salix purpurea*. Where the ground becomes drier this community gives way to rushy pastures of variable floristic composition.

A nationally uncommon type of wet alder-willow woodland abuts the northern and western sides of Betley Mere and surrounds most of the former Little Mere. Alder *Alnus glutinosa* and grey willow are the main dominants, locally with crack willow *Salix fragilis* and bay willow *S. pentandra*. The shrubs include alder buckthorn *Frangula alnus*, guelder rose *Viburnum opulus* and black currant *Ribes nigrum*. The field layers vary markedly with differences in soil moisture. Meadowsweet *Filipendula ulmaria*, tufted sedge *Carex elata* and marsh-marigold *Caltha palustris* are typical of wetter situations; reed canary-grass *Phalaris arundinacea* and common nettle *Urtica dioica* the drier ground. Fringing woodland of pedunculate oak *Quercus robur* and downy birch *Betula pubescens* is the final stage of the present day vegetation succession.

The pastures north of Betley Mere occupy the site of a former raised bog and comprise a range of semi-natural grassland types reflecting differences in peat nutrient status, drainage and management treatments. The least agriculturally improved parts have pockets of dry acidic grassland and larger areas of acidic marshy grassland. These are rich in sedges, such as brown sedge *Carex disticha*, star sedge *C. echinata* and carnation sedge *C. panicea*; other noteworthy species include marsh pennywort *Hydrocotyle vulgaris*, bog pimpernel *Anagallis tenella* and bristle club-rush *Isolepis setacea*. The water courses and field ditches provide additional habitats for aquatic plants and animals such as water vole *Arvicola terrestris* and the freshwater mussel *Anodonta cygnea*.

The site attracts many birds throughout the year and more than 50 species breed including little and great crested grebes *Tachybaptus ruficollis* and *Podiceps cristatus*, grey wagtail *Motacilla cinerea* and seven species of warbler. There is a representative and diverse aquatic invertebrate fauna associated with Betley Mere including the rare water flea *Daphnia magna*. Caddis flies *Trichoptera*, mayflies *Ephemeroptera*, snails *Mollusca* and water bugs *Hemiptera* are prominent groups, whilst the fen and fen woodland are important habitats for spiders *Arachnida* and ground beetles *Coleoptera* respectively.

7.3 Flooding - Flood Maps for Planning²²



²² Screenshots from <https://flood-map-for-planning.service.gov.uk/>

8.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Betley, Balterley and Wrinehill. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells, if retained, will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies for the neighbourhood area.

For more information on the contents of this document contact:

Louise Kirkup

Director

Kirkwells

Lancashire Digital Technology Centre

Bancroft Road

Burnley

Lancashire

BB10 2TP

01282 872570