



Newcastle-under-Lyme Local Plan 2020-2040



July 2024
Newcastle-under-Lyme Borough Local Plan
Settlement Boundary Review Report

NEWCASTLE-UNDER-LYME BOROUGH LOCAL PLAN (2020-2040) SETTLEMENT BOUNDARY REVIEW REPORT

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1. INTRODUCTION

OVERVIEW

- 1.1 This report provides a review of settlement boundaries in Newcastle-under-Lyme, guiding the definition of these boundaries in the new Local Plan. Settlement boundaries are crucial for managing growth, protecting the countryside, and ensuring the sustainable development of the borough.
- 1.2 Settlement boundaries play a critical role in shaping the future of our towns and villages. They define the limits of built-up areas, distinguishing them from the surrounding countryside. These boundaries guide decisions about where new housing, businesses, and infrastructure can be located. Clearly defined settlement boundaries help manage growth, protect valuable green spaces, and ensure that development occurs sustainably and in a balanced way.
- 1.3 This study encompasses the entire borough of Newcastle-under-Lyme, acknowledging the influence of Green Belt designations on settlement boundaries. The Green Belt is a policy used to protect open land around towns and cities. The borough includes settlements of various sizes, both encompassed by and beyond the Green Belt.
- 1.4 The Stoke-on-Trent City Council and Newcastle-under-Lyme Joint Core Strategy (2009) - a strategic planning document covering both areas - established the majority of existing development boundaries. This study will also consider adjustments made by Neighbourhood Plans, which are local planning documents created by communities.

REPORT STRUCTURE

- 1.5 The settlement boundaries review is structured as follows:
 - **Section 1: Introduction:** This section provides an overview of the report, outlining its purpose, scope, and methodology for reviewing settlement boundaries within the Borough.
 - **Section 2: Planning Policy Context:** This section examines the national and local planning policies that guide the review of settlement boundaries. Key considerations include guidance from the National Planning Policy Framework (NPPF), the adopted Joint Core Strategy, the emerging Local Plan, relevant topic papers, and adopted Neighbourhood Plans.
 - **Section 3: Defining Settlement Boundaries:** This section establishes the criteria for determining which settlements should have defined boundaries and the types of boundaries that are appropriate. The rationale for using settlement boundaries is presented, along with a discussion of existing boundaries.
 - **Section 4: Methodology for Boundary Review:** This section details the three-stage methodology for reviewing and updating settlement boundaries, including considerations related to allocated sites, built-up areas, and physical features. The influence of Green Belt designations on boundary definition is also discussed.
 - **Section 5: Proposed Settlement Boundaries:** This section presents a summary of the proposed settlement boundaries for each settlement within the Borough, including the Strategic Centre, Urban Centre, and Rural Centres. A detailed analysis of the boundary review process and outcomes for each settlement is provided in Appendix 1.
 - **Section 6: Summary and Conclusions:** This section summarises the key findings and conclusions of the settlement boundary review.

- **Appendix 1: Settlement Boundary Amendments:** This appendix provides maps illustrating the proposed boundary changes for each settlement, categorised as major or minor amendments. Detailed descriptions of the boundary sections are also included.

2. PLANNING POLICY CONTEXT

This section reviews the relevant local and national planning policy to inform the approach to settlement boundaries.

NATIONAL POLICY CONTEXT

- 2.1 This section outlines the national planning policies that guide the definition of settlement boundaries, drawing primarily from the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- 2.2 The NPPF recognises that rural areas have unique needs and circumstances. It encourages planning policies and decisions that support housing development that meets local requirements and enhances the vitality of rural communities (NPPF, para. 82).
- 2.3 In rural areas, new housing should be located in a way that supports the sustainability of existing communities. This means focusing development in places where it can strengthen local services and contribute to the overall vitality of villages. The NPPF also recognises that development in one village can sometimes benefit neighbouring villages by supporting shared services (NPPF, para. 83).
- 2.4 The NPPF generally discourages the development of isolated homes in the countryside as this can lead to scattered development and undermine the character of rural areas. Exceptions are made for specific circumstances, such as:
- Conversion of existing buildings.
 - Development that meets essential rural needs.
- (NPPF, para. 84).
- 2.5 The NPPF recognises the importance of a thriving rural economy and encourages policies that support local businesses, community facilities, and the provision of services in rural areas. While the NPPF acknowledges that finding suitable locations for rural development can be challenging, it emphasises the importance of using previously developed land and sites that are well-connected to existing settlements whenever possible (NPPF, paras. 88-89).
- 2.6 To promote sustainable growth patterns, the NPPF advocates for directing development towards locations that:
- Are well-connected to public transport.
 - Offer residents viable alternatives to car travel.
- This approach helps reduce traffic congestion, minimise environmental impact, and improve accessibility (NPPF, para. 108).
- 2.7 The NPPF places a strong emphasis on prioritising the use of brownfield land (land that has been previously developed) within existing settlements for new housing and other development

needs. This helps revitalise urban areas, minimise the use of Greenfield land, and promote more sustainable development patterns (NPPF, para. 124).

2.8 The fundamental purpose of Green Belt policy is to prevent the uncontrolled spread of urban areas, often referred to as "urban sprawl," by designating land around towns and cities as permanently open space. The Green Belt serves five key purposes:

- **Controlling urban sprawl:** Limiting the outward expansion of built-up areas.
- **Preventing town merging:** Keeping separate towns and villages distinct from one another.
- **Safeguarding the countryside:** Protecting rural areas from encroachment by urban development.
- **Preserving historic towns:** Maintaining the unique character and setting of historic towns.
- **Encouraging urban regeneration:** Promoting the redevelopment of existing urban areas rather than expanding into the Green Belt.

(NPPF, paras. 142-143).

2.9 Once a Green Belt boundary is established, it is not required to be reviewed or altered during regular plan updates. However, local authorities have the option to propose changes to Green Belt boundaries if they can demonstrate exceptional circumstances, supported by strong evidence. These exceptional circumstances must be based on strategic planning needs, and any proposed changes should be made through the formal plan-making process (NPPF, para. 145).

2.10 Before proposing any changes to the Green Belt, local authorities must thoroughly explore all other reasonable options for meeting their identified development needs. They need to demonstrate that no viable alternatives exist within existing urban areas or other suitable locations before considering Green Belt alterations (NPPF, para. 146). When reviewing Green Belt boundaries, authorities should consider the potential impacts on sustainable development patterns, such as directing growth toward existing urban areas, towns and villages located within the Green Belt, or areas beyond the Green Belt (NPPF, para. 147).

2.11 The NPPF provides specific guidance on whether villages should be included within or excluded from the Green Belt. If the primary reason for restricting development in a village is to protect its open character and contribution to the openness of the surrounding Green Belt, then the village should be included within the Green Belt. However, if the village's character requires protection for other reasons, such as its historical significance or architectural value, then alternative methods like conservation area designation should be used, and the village should be excluded from the Green Belt (NPPF, para. 149).

2.12 The construction of new buildings within the Green Belt is generally considered inappropriate development. However, there are limited exceptions to this rule, including the following:

- Development that is essential for agriculture or forestry.
- Necessary infrastructure projects
- Limited infilling in villages.

These exceptions are subject to strict criteria, and any new development in the Green Belt must demonstrate very special circumstances (NPPF, paras. 152-154).

2.13 The NPPF highlights the importance of protecting and enhancing the natural environment, including the inherent beauty and character of the countryside, when making planning decisions (NPPF, para. 180).

2.14 The NPPG emphasises that all planning decisions should be guided by the local development plan. The development plan sets out a long-term vision for the area, including goals for housing, the economy, infrastructure, and the environment. It's important that development plans are kept up to date to reflect changing needs and priorities. The NPPG also emphasises the importance of considering the specific housing needs of rural communities when developing planning policies. It also encourages a flexible approach to housing development in rural areas, recognising that a variety of settlements can contribute to meeting those needs. Neighbourhood plans, when aligned with the overall planning framework, can play a valuable role in identifying suitable locations for additional housing (NPPG, para. 001, Ref. ID: 50-001-20160519).

LOCAL POLICY CONTEXT

2.15 This section examines the local planning policies and supporting documents that inform the definition of settlement boundaries in Newcastle-under-Lyme.

2.16 Existing Development Plan: Joint Core Strategy

The Newcastle-under-Lyme and Stoke-on-Trent Joint Core Strategy (2006-2026) is the current strategic planning document for the borough. It establishes a hierarchy of centres to guide development distribution, ensuring a balance of growth and promoting the vitality of settlements.

The Core Strategy's hierarchy identifies the following types of centres:

- **Strategic Centres:** The primary focus for major developments like retail, cultural venues, and large-scale employment.
- **Significant Urban Centres:** Play a complementary role to Strategic Centres, primarily providing retail and services to meet local needs.
- **Local Urban Centres:** Provide a localised range of retail, services, leisure, and community facilities.
- **Rural Service Centres:** Offer the most comprehensive range of essential services within rural areas.
- **Villages:** Limited growth is planned in these settlements, with a focus on protecting existing services and activities.

The Core Strategy directs the majority of new development to the higher-order centres, recognising their greater sustainability and capacity for growth. The rural area strategy emphasises providing high-quality housing in key rural service centres, primarily on brownfield land.

2.17 Emerging Local Plan

The Newcastle-under-Lyme Local Plan 2020-2040 is currently in development and will replace the Joint Core Strategy. It proposes a revised settlement hierarchy and policies related to development boundaries and Green Belt protection.

The emerging Local Plan's settlement hierarchy includes:

- **Strategic Centre:** Newcastle-under-Lyme and surrounding urban area, accommodating the majority of new development.
- **Urban Centre:** Kidsgrove and surrounding urban area, providing a secondary focus for growth and a high number of services and facilities.
- **Rural Centres:** Audley and Bignall End (joint), Baldwin’s Gate, Betley and Wrinehill (joint), Keele Village (with University Hub), Loggerheads, Madeley and Madeley Heath (joint). These centres play a role in service provision to the local population and will meet some of the borough's development needs, commensurate with their role, function, and infrastructure capacity.
- **Other Settlements and Rural Areas:** Smaller villages and hamlets not expected to accommodate significant growth. Development in these areas will be guided by policies in the Local Plan.

The emerging Local Plan contains specific policies regarding:

- **Distribution of Development:** Primarily focused on housing and guiding where growth should occur.
- **Development Boundaries and the Open Countryside:** Aims to define the built limits of settlements, differentiating between areas where development is generally acceptable and the countryside, where development is subject to additional restrictions.
- **Green Belt and Safeguarded Land:** Reflects national policy on Green Belt protection, acknowledging the five purposes of the Green Belt and outlining limited exceptions for development within it.

2.18 Supporting Evidence Base

Green Belt Village Study

This study independently assesses the extent to which villages “washed over” by the Green Belt meet the NPPF requirements. It determines whether a village’s open character makes an important contribution to the openness of the Green Belt, guiding decisions on whether the village should be “inset” (excluded) from the Green Belt.

Rural Area Topic Paper (2024)

This paper informs the spatial strategy for the rural area, including the hierarchy of centres in the emerging Local Plan. It assesses settlements based on:

- Population data
- Audit of services and facilities
- Commutable bus services
- Accessibility to neighbouring facilities
- Infrastructure and constraints

The study's findings contribute to defining the Rural Centres and Key Villages in the Local Plan's settlement hierarchy.

Adopted Neighbourhood Plans

Several communities within the borough have adopted Neighbourhood Plans, allowing residents to influence development in their area. These plans form part of the statutory development plan

and may propose adjustments to settlement boundaries, which are considered in the Local Plan's settlement boundary review.

At the time of writing, there are four adopted neighbourhood plans in the Borough:

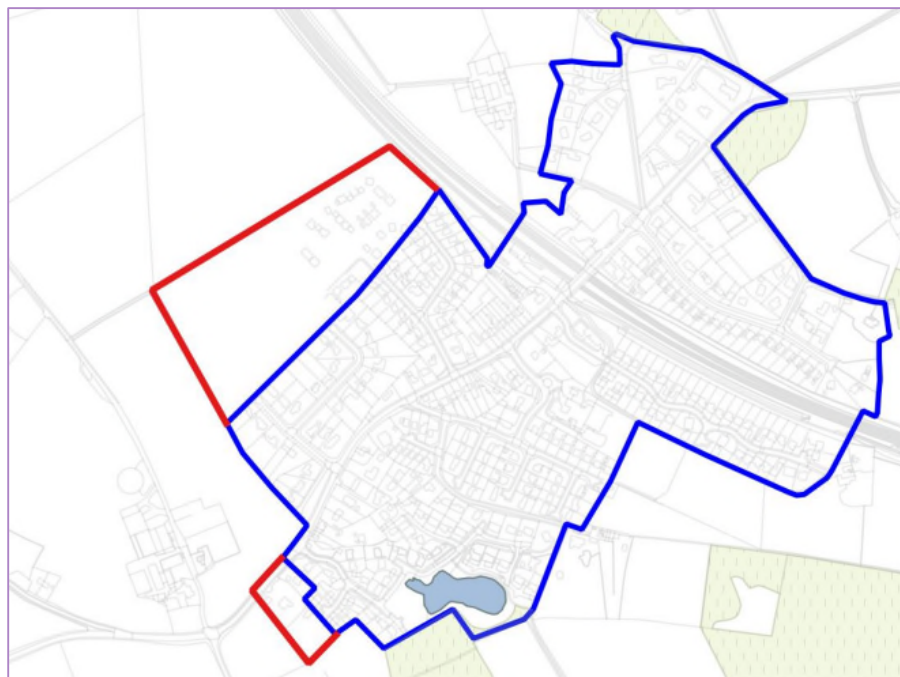
- Betley, Balterley and Wrinehill Neighbourhood Plan – no new boundary proposed.
- Chapel and Hill Chorlton, Maer and Aston and Whitmore neighbourhood plan – see below.
- Loggerheads neighbourhood plan – see below.
- Madeley neighbourhood plan – no new boundary proposed.

The following section describes the changes made to settlement boundaries by Neighbourhood plans, where applicable.

The current adopted settlement boundaries, upon which this review will be based, include these amendments.

Chapel and Hill Chorlton, Maer and Aston and Whitmore neighbourhood plan

The Chapel and Hill Chorlton, Maer and Aston and Whitmore neighbourhood development plan was made in October 2019 and forms part of the development plan for Newcastle-under-Lyme Borough. It proposed a change in the settlement boundary at Baldwin's Gate (shown in red on Map 1).



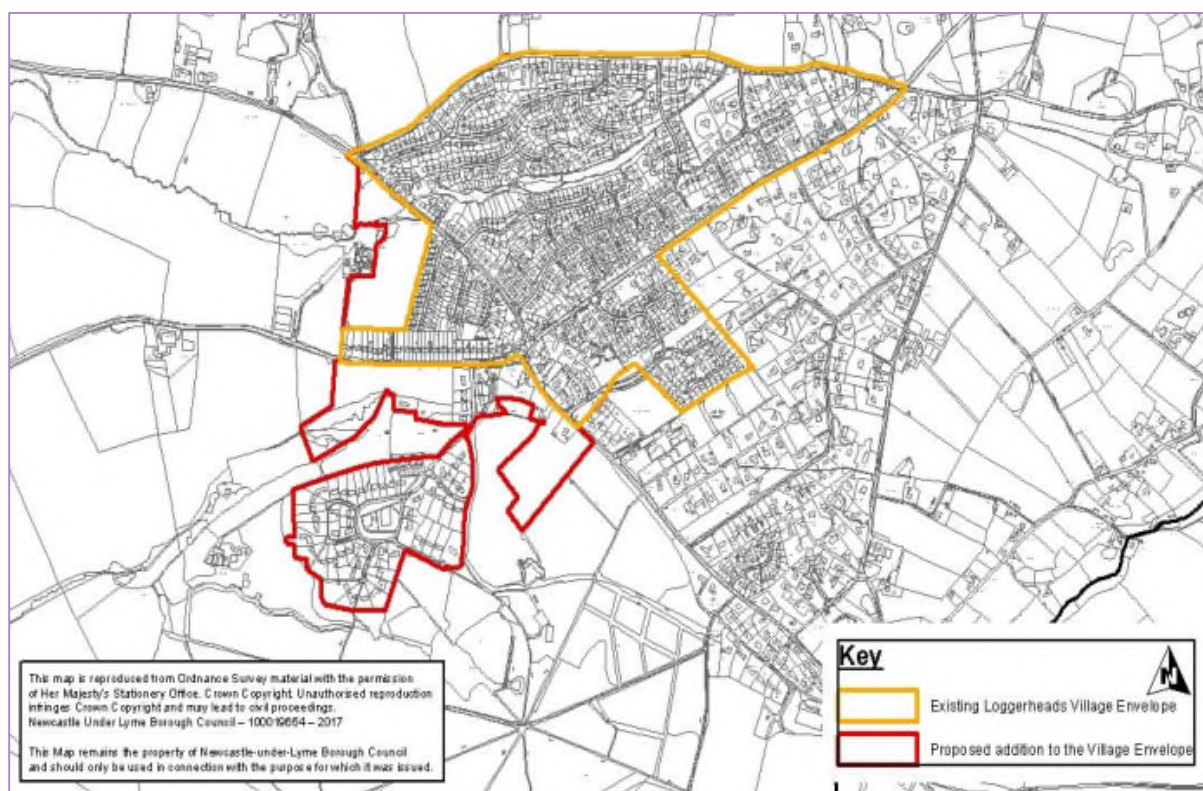
Map 1: Settlement boundary change made by the Chapel and Hill Chorlton, Maer and Aston and Whitmore neighbourhood development plan

These changes accommodated sites with planning permission:

- An area of land at the south-western end of the settlement comprising (i) No. 2 Lakeside Close, (ii) Holmcroft and (iii) land at Watering Close granted reserved matters planning consent in 2015 (15/00294/REM)
- On the north-western side of the settlement, land at Gateway Avenue granted reserved matters planning consent in 2016 (16/00676/REM).

Loggerheads Neighbourhood Plan

Loggerheads neighbourhood development plan was made in February 2019 and forms part of the development plan for Newcastle-under-Lyme Borough. In this plan, a built-up area boundary (village envelope) is defined for Loggerheads village, based on previous boundaries from the adopted local plan (Newcastle-under-Lyme Local Plan 2011 (adopted in 2003), but with changes to recognise where development has been approved. They have been set to create a clear and logical boundary, based on physical features and logical defensible boundaries. The proposed change to the Village Envelope or Built-Up Area Boundary is shown on Map 2.



Map 2: Settlement boundary change made by the Loggerheads Neighbourhood Plan (2019).

3. OVERALL APPROACH TO BOUNDARIES

This section explains how settlement boundaries are used in planning and sets out the approach to determining which settlements in Newcastle-under-Lyme should have defined boundaries.

WHY USE SETTLEMENT BOUNDARIES?

3.1 Settlement boundaries are important tools for managing growth and shaping the future of our towns and villages. By clearly defining where the built-up area ends and the countryside begins, settlement boundaries provide a framework for making decisions about new development.

Here are some of the key benefits of using settlement boundaries:

- **Clarity and Certainty:** Settlement boundaries provide clarity for residents and developers about where new development is most likely to be permitted. This predictability helps communities plan for the future and encourages developers to focus on suitable locations.
- **Supporting Local Services:** Directing development within settlement boundaries can help support existing local shops, schools, and community facilities. This is because new residents within the boundary are more likely to use these services, making them more viable and sustainable.

- **Protecting the Countryside:** Clearly defined boundaries help to prevent urban sprawl and protect valuable green spaces outside of towns and villages. This is essential for preserving the character of the countryside and its important role in recreation, wildlife habitat, and food production.

However, it's also important to be aware of the potential challenges of using settlement boundaries:

- **Pressure on Open Spaces:** Boundaries might create pressure to develop open spaces within settlements, which are valuable for recreation and quality of life. However, this can be mitigated by strong policies that protect these spaces.
- **Challenges for Dispersed Settlements:** Drawing boundaries around settlements that are spread out, such as smaller rural communities, can be difficult.

EXISTING SETTLEMENT BOUNDARIES

3.2 Before defining new settlement boundaries for the Local Plan, it's essential to understand the existing boundaries. These boundaries provide a starting point for the review process and help us identify areas where changes might be needed.

The current settlement boundaries were established in the Joint Core Strategy and have been adjusted by some Neighbourhood Plans. They encompass the main built-up areas of Newcastle-under-Lyme and Kidsgrove, as well as several smaller towns and villages.

Settlement	Adopted Local Plan Settlement Hierarchy	Policy Defined By	Boundary Type in Joint Core Strategy	Borough Local Settlement Hierarchy	Policy Defined By	Boundary Type in Local Plan (2020 – 2040)
Alsagers Bank	Villages	H1	Village Envelope inset within the Green Belt	Other Settlements and Rural Areas	PSD2 / PSD4	No boundary, inset in Green Belt
Ashley	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Audley	Rural Service Centres	H1	Village Envelope	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Bignall End) settlement boundary
Baldwins Gate	Rural Service Centres	H1	Village Envelope	Rural Centre	PSD2 / PSD4	Rural Centre settlement boundary
Betley and Wrinehill (joint)	Rural Service Centres	H1	Inset in Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Wrinehill) settlement boundary
Bignall End	Rural Service Centres	H1	Inset in the Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Audley) settlement boundary
Butterton	Villages	H1	Village washed over by the Green Belt	Other Settlements and Rural Areas	PSD2 / PSD4	Village washed over by the Green Belt

Chapel Chorlton	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Hales	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Halmer End	Villages	H1	Village Envelope inset in the Green Belt	Other Settlements and Rural Areas	PSD2 / PSD4	Village in Open Countryside
Keele Village (with University Hub)	Rural Service Centres	H1	Rural Centre inset in the Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre inset in the Green Belt
Kidsgrove	Significant Urban Centres	ASP5	Urban Centre inset in Green Belt	Urban Centre	PSD2 / PSD4	Urban centre, settlement boundary, extending to Mow Cop
Knighton	Villages	H1	Village in Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village in Open Countryside
Loggerheads	Rural Service Centres	H1	Rural Centre in Open Countryside	Rural Centre	PSD2 / PSD4	Rural Centre in Open Countryside, settlement boundary
Madeley	Rural Service Centres	H1	Rural Centre (joint with Madeley Heath) partially inset in the Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Madeley Heath) settlement boundary
Madeley Heath	Rural Service Centres	H1	Rural Centre (joint with Madeley) inset in the Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Madeley) settlement boundary
Maer	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Miles Green	Villages	H1	Village Envelope inset within the Green Belt	Other Settlements and Rural Areas	PSD2 / PSD4	Village inset within the Green Belt
Mow Cop	Rural Service Centres	H1	Urban Centre inset in Green Belt – located within the Kidsgrove Urban Centre – some of settlement is located in adjacent	Urban Centre (Kidsgrove)	PSD2 / PSD4	Urban Centre inset in Green Belt – located within the Kidsgrove Urban Centre – some of settlement is located in adjacent Authority Cheshire East

			Authority Cheshire East			
Mucklestone	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Newcastle-under-Lyme	Strategic Centre	ASP5	Main town within Strategic Centre development boundary.	Strategic Centre	PSD2 / PSD4	Strategic Centre with settlement boundary.
Onneley	Villages	H1	Village In Open Countryside	Other Settlements and Rural Areas	PSD2 / PSD4	Village In Open Countryside
Silverdale	Significant Urban Centres	H1	Village within Strategic Centre development boundary. Mostly surrounded by Green Belt.	Strategic Centre (part of NuL)	PSD2 / PSD4	Strategic centre with settlement boundary.
Whitmore	Rural Service Centres	H1	Village washed over by the Green Belt.	Other Settlements and Rural Areas	PSD2 / PSD4	Village washed over by the Green Belt.
Wolstanton	Significant Urban Centres	H1	Within the Strategic Centre development boundary.	Strategic Centre (part of NuL)	PSD2 / PSD4	Strategic centre with settlement boundary.
Wood Lane	Villages	H1	Village Envelope inset within the Green Belt	Other Settlements and Rural Areas	PSD2 / PSD4	Inset within the Green Belt
Wrinehill	Rural Service Centres	H1	Rural Centre (joint with Betley) inset in the Green Belt	Rural Centre	PSD2 / PSD4	Rural Centre (joint with Betley)) inset in the Green Belt with settlement boundary

Table 1: Settlements with a current defined boundary

DETERMINING WHICH SETTLEMENTS HAVE A DEFINED BOUNDARY

3.3 A key part of this review is to apply a consistent approach to deciding which settlements should have a defined boundary. The emerging Local Plan proposes a hierarchy of settlements based on their size, function, and role in providing services to the surrounding area:

- Strategic Centre: Newcastle-under-Lyme, as the largest settlement with a comprehensive range of services and facilities, will accommodate the majority of new development. A clearly defined settlement boundary is essential for managing this growth sustainably and protecting the surrounding countryside.

- **Urban Centre:** Kidsgrove, with its significant population and role as a secondary centre, is a key location for growth. A defined boundary will help guide this growth and ensure it aligns with sustainable development principles.
- **Rural Centres:** These smaller centres play a vital role in providing services to rural communities and are expected to accommodate some development. Defining boundaries for these centres will help ensure that development is appropriate in scale and character, supporting the vitality of rural areas.
- **Other Settlements and Rural Areas:** Smaller villages and hamlets that are not identified as Rural Centres will not have defined boundaries in the Local Plan. Development in these areas will be considered on a case-by-case basis, guided by policies that protect the countryside and promote sustainable development.

SUMMARY

3.4 Table below summarises the type of boundary proposed for each of the tiers of the settlement hierarchy.

Settlement Hierarchy	Settlements	Boundary Type
Strategic Centre	Newcastle-under-Lyme and surrounding urban area	Settlement boundary
Urban Centre	Kidsgrove and surrounding urban area	Settlement boundary
Rural Centre	Audley and Bignall End (joint), Baldwins Gate, Betley and Wrinehill (joint), Keele Village (with University Hub), Loggerheads, Madeley and Madeley Heath (joint).	Settlement boundary
Other Settlements and Rural Areas	Smaller villages and hamlets not identified as Rural Centres.	No defined boundary

Table 2: Proposed settlement boundaries

4. METHODOLOGY

This section describes the step-by-step process used to review and update settlement boundaries in Newcastle-under-Lyme. The methodology uses a three-stage approach to ensure that boundaries are:

- **Aligned with the Local Plan:** Reflecting the strategic vision and policies for development in the borough.
- **Responsive to Existing Development:** Taking into account current development patterns and land use.
- **Defined by Clear Features:** Using easily identifiable physical features to create boundaries that are easy to understand and implement.

GREEN BELT CONSIDERATIONS

- 4.1 Parts of the borough are located within the Green Belt, a designation that aims to prevent urban sprawl and protect open countryside. The Green Belt plays a significant role in shaping settlement boundaries, as development within the Green Belt is generally restricted.
- 4.2 For most settlements located within the Green Belt, the existing Green Belt boundary will serve as the settlement boundary. This means that new development will generally not be permitted beyond the existing Green Belt line.
- 4.3 However, there are limited circumstances in which changes to Green Belt boundaries may be considered. These include:
 - **Allocated Sites:** Where the Local Plan allocates specific sites for development within the Green Belt.
 - **Exceptional Circumstances:** Where the local authority can demonstrate strong evidence to justify a need for amending the Green Belt boundary. This could include situations where there is a pressing need for housing or employment land, and no viable alternatives exist outside the Green Belt. For the Newcastle-under-Lyme Borough Local Plan, it is considered that exceptional circumstances exist for the allocation of sites. However, this does not encompass the changes of Green Belt boundaries for other reasons, such as boundary changes.
- 4.4 The approach to Green Belt boundaries has also been informed by the conclusions of the ARUP Green Belt Assessments (parts 1,2,3&4).
- 4.5 Any proposed changes to Green Belt boundaries must be supported by robust evidence and align with the strategic objectives of the Local Plan.

THREE-STAGE BOUNDARY REVIEW PROCESS

4.6 Each settlement boundary will be reviewed using a three-stage process:

4.7 **Stage 1: Allocated Sites**

The first stage is to incorporate any sites that are allocated for development in the Local Plan. The boundary is adjusted to include these sites, ensuring that land designated for future growth is within the settlement limits.

In some cases, minor adjustments to the boundary might be necessary to ensure it aligns with existing Green Belt boundaries or other physical features. These adjustments are typically small-scale refinements to create a clear and logical boundary line.

4.8 **Stage 2: Consider the Built-up Area**

The second stage involves assessing the relationship of the boundary to the existing built-up area of the settlement. The aim is to ensure that the boundary encompasses all land that is functionally part of the town or village, even if it is not yet fully developed.

The review considers:

- **Extant Planning Permissions:** Land with current planning permission for housing or other development.
- **Physical Form of Development:** The density and pattern of existing buildings and development.

- **Functional Relationship:** The uses of land and buildings and how they relate to the settlement.

This stage ensures that the boundary accurately reflects the existing character and extent of development, avoiding any artificial divisions between built-up areas and the surrounding countryside.

4.9 Stage 3: Consider Physical Features

The final stage involves defining the boundary using clear and permanent physical features wherever possible. This creates a boundary that is easily identifiable on the ground and reduces ambiguity in interpreting its location.

Suitable physical features include:

- Roads
- Railway Lines
- Existing development with established boundaries
- Water bodies (rivers, canals, reservoirs)
- Woodlands, hedgerows, and field boundaries
- Prominent topography (hills, valleys)

Using physical features creates a more robust and defensible boundary, minimising the potential for disputes or inconsistencies in interpretation.

MAKING RECOMMENDATIONS

4.10 Each settlement boundary is reviewed section by section, assessing it against the criteria outlined in the three stages. The findings are documented, and recommendations are made for any necessary boundary adjustments.

4.11 These recommendations are presented in Appendix 1, which includes maps illustrating the proposed boundary changes and a table summarising the analysis for each settlement.

5. DEFINING SETTLEMENT BOUNDARIES

5.1 The review of settlement boundaries has been carried out following the methodology described in Section 4. This review sought to ensure that boundaries align with the Local Plan, reflect existing development, and utilise clear physical features for definition. The detailed findings of the review, including specific adjustments to existing settlement boundaries, are presented in Appendix 1.

5.2 The review identified a need for both minor and major adjustments to settlement boundaries across the borough. In many cases, boundaries required only minor refinements to incorporate allocated sites from the Local Plan or to better align with existing Green Belt boundaries or other physical features. However, several settlements necessitated more significant boundary changes, particularly those experiencing recent housing growth or those affected by changes in proposed site allocations in the Green Belt.

5.3 Appendix 1 provides maps illustrating the proposed boundary changes for each settlement, categorising them as major or minor amendments. The appendix also includes a table for each

settlement, summarising the key considerations and recommendations for boundary adjustments.

6. CONCLUSION AND SUMMARY

- 6.1 This report has provided a comprehensive review of settlement boundaries in Newcastle-under-Lyme, guided by national and local planning policy. The three-stage methodology, considering allocated sites, built-up areas, and physical features, ensures that settlement boundaries are robust, defensible, and reflective of the borough's development needs.
- 6.2 The review highlighted the importance of aligning settlement boundaries with the strategic objectives of the Local Plan, balancing the need for new housing and economic growth with the protection of valuable countryside and Green Belt land. The proposed boundary adjustments, detailed in Appendix 1, seek to achieve this balance, providing a clear framework for guiding development decisions and ensuring the sustainable growth of the borough's settlements.
- 6.3 It is recommended that the proposed settlement boundaries, as presented in Appendix 1, be incorporated into the Newcastle-under-Lyme Local Plan 2020-2040.

7. APPENDIX 1 – REVIEW OF SETTLEMENT BOUNDARIES

- 7.1 Appendix 1 sets out in tables and maps the analysis of settlement boundaries in the Local Plan.

APPENDIX 1: SETTLEMENT BOUNDARY AMENDMENTS

AUDLEY & BIGNALL END

Map Reference and Location	Comments	Boundary recommendations
AUD1 – Runs east from the junction of Audley Road and Nantwich Road (B5500) along the southern edge of the Audley allotments and playing fields, terminating at the edge of the open space/play area.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 1 - That the existing boundary (defined by policy H1 of the NUL Local Plan) is retained. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan. There are no significant changes proposed to the boundary other than minor alterations to align the settlement boundary with the existing Green Belt boundary.
AUD2 – Starting near the eastern edge of the Audley allotments, this section follows a south-easterly path along the rear of properties on Church Lane, passing behind St James Church. The boundary continues southeast to meet the Green Belt boundary at Hougher Wall Road.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 1 - That the existing boundary (defined by policy H1 of the NUL Local Plan) is retained. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan. There are no significant changes proposed to the boundary other than minor alterations to align the settlement boundary with the existing Green Belt boundary.
AUD3 – Follows Dean Brook from Hougher Wall Road in a north-easterly direction to Wereton Road.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 1 - That the existing boundary (defined by policy H1 of the NUL Local Plan) is retained. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan. There are no significant changes proposed to the boundary other than minor alterations to align the settlement boundary with the existing Green Belt boundary.
AUD4 – Begins where the existing settlement boundary meets Wereton Road to the west of Audley. It follows a north-westerly direction along Wereton Road, then turns west and runs along the northern edges of properties on Vernon Avenue. The area includes a play area and skate park, situated to the south of Vernon Avenue near its junction with Wereton Road. It incorporates the Local Plan site AB15 (Land	The boundary is impacted by Local Plan site AB15 Land North of Vernon Avenue. The current boundary is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 1 - A change to the existing development boundary is proposed (Ref AB15) to reflect site allocation AB15 in the emerging Local Plan. The new boundary to reflect western boundary and field boundaries. The boundary is to follow the proposed allocation boundary in that location. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan. There may also be

<p>North of Vernon Avenue) before turning south and following field boundaries until it rejoins the Green Belt boundary near Nantwich Road (B5500).</p>		<p>minor alterations to align the settlement boundary with the existing Green Belt boundary.</p>
<p>AUD5 – Starting at the point where the existing settlement boundary meets the Green Belt boundary near Nantwich Road (B5500) to the west of Audley, this section follows a westerly direction. It incorporates Local Plan site AB33 (Land off Nantwich Road), taking in the site's northern and northwestern field boundaries. The boundary then turns southwest, following field edges before meeting Alsager Road at its junction with the Green Belt boundary.</p>	<p>The boundary is impacted by Local Plan site AB33 Land off Nantwich Road. The current boundary is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.</p>	<p>Figure 1 - A change to the existing development boundary is proposed (Ref AB33) to reflect site allocation AB33 in the emerging Local Plan. The new boundary to reflect northern and north western field boundaries. The boundary is to follow the proposed allocation boundary in that location. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan. There may also be minor alternations to align the settlement boundary with the existing Green Belt boundary.</p>
<p>BIG1 – Demarcates the eastern edge of Bignall End. It starts at the junction of Bignall End Road and Audley Road (B5500) and extends north, encompassing Bignall End Playing Field. The boundary closely follows the Green Belt boundary as it runs north, passing behind properties on Diglake Street and then through open fields until it reaches Boon Hill Road.</p>	<p>The Green Belt boundary, as set out in the Newcastle-under-Lyme Local Plan (2003) defines the boundary for the settlement. The boundary is not impacted by any Local Plan sites.</p> <p>The Bignall End Coal Yards (Site of Biological Importance) is a site outside of the Green Belt adjacent to the settlement.</p>	<p>Figure 1 - To introduce a new settlement boundary to follow the existing Green Belt boundary (noted on the Plan as AB12). The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p> <p>The proposed boundary continues to exclude the Bignall End Coal Yards Site of Biological Importance from the settlement boundary.</p>
<p>BIG2 – Starting at Boon Hill Road, this section continues to define the northern boundary of Bignall End. It follows an easterly direction, along the Green Belt boundary, passing through fields and a wooded area before reaching the junction of Boon Hill Road and New Road (B5500).</p>	<p>The Green Belt boundary, as set out in the Newcastle-under-Lyme Local Plan (2003) defines the boundary for the settlement. The boundary is not impacted by any Local Plan sites.</p>	<p>Figure 1 - To introduce a new settlement boundary to follow the existing Green Belt boundary. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p>
<p>BIG3 – Picks up from the junction of Boon Hill Road and New Road (B5500) and follows the Green Belt boundary east. It runs along field boundaries and passes behind properties on New Road, eventually meeting the existing settlement boundary near Bignall End Road.</p>	<p>The Green Belt boundary, as set out in the Newcastle-under-Lyme Local Plan (2003) defines the boundary for the settlement. The boundary is not impacted by any Local Plan sites.</p>	<p>Figure 1 - To introduce a new settlement boundary to follow the existing Green Belt boundary (noted on the Plan as BIG3a). The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p>
<p>BIG4 – Starting at the point where the existing settlement boundary meets the Green Belt</p>	<p>The Green Belt boundary, as set out in the Newcastle-under-Lyme Local Plan (2003) defines the boundary</p>	<p>Figure 1 - To introduce a new settlement boundary that follows the existing Green Belt boundary except for a</p>

<p>boundary near Bignall End Road, this section runs south along the Green Belt boundary. It incorporates Local Plan allocation AB12 (Land at Diglake Street), following the site's northern field boundaries. The boundary continues south, passing through fields before rejoining Bignall End Road further east, near its junction with the A500.</p>	<p>for the settlement. The boundary is impacted by Local Plan allocation AB12 Land at Diglake Street.</p>	<p>new boundary to reflect site allocation AB12 in the Local Plan. The new boundary, at AB12, to reflect northern field boundaries of the site. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p>
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BALDWINS GATE

Map Reference and Location	Comments	Boundary recommendations
<p>BG1 – Starts at the railway line to the west of Baldwins Gate and runs south, bordering the western edge of the settlement. It encompasses the rear gardens of properties on Stone Road and then follows the Green Belt boundary as it turns southeast. The boundary continues along the Green Belt, passing a small, wooded area and then crossing the railway line again before reaching the A53 to the south of the village.</p>	<p>The existing development boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan. The boundary largely follows the Green Belt boundary as set out in the Newcastle-under-Lyme Local Plan (2003) in this location.</p>	<p>Figure 2 - No significant change to boundary. The boundary is to follow the existing Green Belt boundary in that location. The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p>
<p>BG2 – Starts at the A53 south of Baldwins Gate and runs north along the Green Belt boundary. It then incorporates Moss Cottage and land with planning permission for 3 dwellings (Ref 23/00932/REM). Continuing north along the Green Belt boundary, the boundary passes behind properties on Sandy Lane, then turns west to encompass Hawthorne Cottage, 1-3 Moss Cottages, and Moss Brook Cottage on Moss Lane. After incorporating those</p>	<p>The boundary, in part, is defined by the Green Belt and the rest by policy H1 of the NUL Local Plan 2003 and Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan</p>	<p>Figure 2 - There has been a reserved matters planning permission (Ref 23/00932/REM) for 3 dwellings. It is proposed to amend the boundary at the end of Fairgreen Road to take account of Moss Cottage and the planning permission (23/00932/REM) The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.</p>

properties, the boundary turns north again and crosses the railway line to meet the A53.		
BG3 – Starts at the A53 north of Baldwins Gate and extends northwest, incorporating the outline planning permission for two hundred dwellings (ref 21/01041/OUT). It follows the northern edge of the site's boundary, passing through fields and then along the rear gardens of properties on Whitmore Road, eventually meeting the railway line to the west of Baldwins Gate.	The boundary is defined by policy H1 of the NUL Local Plan 2003 and Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan.	Figure 2 - There has been an outline planning permission for 200 dwellings (ref 21/01041/OUT). This application should be included in the revised settlement boundary for Baldwins Gate (ref LW74). The boundary is to be termed as a settlement boundary, defined by policy PSD4 in the emerging Local Plan.

BETLEY AND WRINEHILL (JOINT)

Map Reference and Location	Comments	Boundary recommendations
BET1 – Begins at the A531 Main Road to the southwest of Betley and extends north along the western edge of the settlement. It follows the Green Belt boundary, passing through fields and along a wooded area before reaching Bowhill Lane.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 3&4 - No change to existing boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
BET2 – Starting at Bowhill Lane, continues to define the western edge of Betley. It runs north along the Green Belt boundary, encompassing open fields and woodland, until it meets Church Lane.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 3&4 - No change to existing boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
BET3 – Picks up from Church Lane and continues along the Green Belt boundary in a north-westerly direction. It encompasses a mix of open fields and woodland, passing behind properties on Newcastle Road before reaching Common Lane.	The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.	Figure 3&4 - No change to existing boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.

<p>BET4 – Beginning at Common Lane, traces the northern boundary of Betley. It follows the Green Belt boundary east, taking in fields and a small, wooded area, and then turns south to rejoin the A531 Main Road, completing the settlement boundary.</p>	<p>The boundary is not impacted by any Local Plan sites and is defined by policy H1 of the NUL Local Plan (2003) and the Green Belt boundary.</p>	<p>Figure 3&4 - No change to existing boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>
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KEELE VILLAGE (WITH UNIVERSITY HUB)

Map Reference and Location	Comments	Boundary recommendations
<p>Keele Uni 1 – Encompasses the eastern edge of Keele University campus. It begins at the existing settlement boundary near Barkers Wood Road and follows the Green Belt boundary south, incorporating Innovation Way. It then extends to include Local Plan site allocation KL15 (Land at Barkers Wood), encompassing the site's eastern boundary before turning west and meeting Keele Drive.</p>	<p>Boundary defined by Green Belt boundary in the NUL Local Plan (2003). Site allocation KL15 (land at Barkers Wood) is part of the boundary extent</p>	<p>Figure 5 - To establish a new settlement boundary and extend the new settlement boundary to incorporate allocation site KL15 which is proposed as an allocation in the emerging Local Plan. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>
<p>Keele Uni 2 – Starts at the junction of Keele Drive and the Green Belt boundary. It runs west along Keele Drive, following the Green Belt boundary, before turning south and meeting the Green Belt boundary near Station Road.</p>	<p>Boundary defined by Green Belt Boundary in the NUL Local Plan (2003). The boundary is not impacted by any Local Plan sites</p>	<p>Figure 5 - To establish a new settlement boundary to reflect existing Green Belt boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>
<p>Keele Uni 3 – Starting at the intersection of Station Road and the Green Belt boundary, follows the Green Belt south along the eastern edge of Keele Cemetery. It then turns west and continues along the Green Belt, passing behind properties on Keele Road (A523) before reaching the existing infill boundary for Keele Village near Quarry Bank Road.</p>	<p>Boundary defined by Green Belt Boundary. The boundary is not impacted by any Local Plan sites</p>	<p>Figure 5 - To establish a new settlement boundary to reflect existing Green Belt boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>

<p>Keele Village 1 – Defines the southern edge of Keele Village. It starts at the existing infill boundary near Quarry Bank Road and extends east, encompassing properties on Keele Road (A523) and their gardens. It then follows the boundary identified in the ARUP Green Belt Village Study, curving slightly south before meeting Keele Road near its junction with Highway Lane.</p>	<p>There is an existing infill boundary defined in the Newcastle-under-Lyme Borough Local Plan (policy S3). The boundary is not impacted by any Local Plan sites</p>	<p>Figure 6 - To establish a new settlement boundary and inset Keele Village out of the Green Belt. The boundary is defined in the ARUP Green Belt Village Study. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>
<p>Keele Village 2 – Starting at Keele Road near its junction with Highway Lane, runs southeast, encompassing properties on the eastern side of Highway Lane and their gardens. It follows the boundary defined in the ARUP Green Belt Village Study, including a small, wooded area before turning northeast and meeting Highway Lane near its junction with Quarry Bank Road.</p>	<p>There is an existing infill boundary defined in the Newcastle-under-Lyme Borough Local Plan (policy S3). The boundary is not impacted by any Local Plan sites</p>	<p>Figure 6 - To establish a new settlement boundary and inset Keele Village out of the Green Belt. The boundary is defined in the ARUP Green Belt Village Study. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>
<p>Keele Village 3 – Defines the northwestern edge of Keele Village. It begins at the junction of Highway Lane and Quarry Bank Road and runs north along Highway Lane. It follows the boundary set out in the ARUP Green Belt Village Study, encompassing open fields and the western edges of properties on Quarry Bank Road, before turning west and rejoining the existing infill boundary near Quarry Bank Road.</p>	<p>There is an existing infill boundary defined in the Newcastle-under-Lyme Borough Local Plan (policy S3). The boundary is not impacted by any Local Plan sites</p>	<p>Figure 6 - To establish a new settlement boundary and inset Keele Village out of the Green Belt. The boundary is defined in the ARUP Green Belt Village Study. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>

KIDSGROVE (INCLUDING TALKE & BUTT LANE / NEWCHAPEL & MOW COP)

Map Reference and Location	Comments	Boundary recommendations
<p>KID1 – Demarcates the northwestern boundary of Kidsgrove, encompassing parts of Mow Cop. Starting at the junction of High Street and the Rookery, it follows the borough boundary</p>	<p>The existing boundary is partly defined by the Kidsgrove Urban Area (policy ASP5). The remaining boundary up to Harriseahead and Mow Cop is defined by the existing</p>	<p>Figure 7&8 - To establish a settlement boundary defined by the Green Belt boundary. The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan. The new settlement boundary that covers the area up to</p>

<p>northwest, then turns north and runs along the western edge of Mow Cop Road. It then cuts across the western slopes to incorporate Local Plan site allocation NC13, encompassing the site's western and northern boundaries. The boundary then continues north, following the Green Belt boundary along the western slopes of Mow Cop until it reaches the borough boundary.</p>	<p>Green Belt Boundary as defined in the NUL Local Plan (2003). The boundary is impacted by site allocation NC13 in the emerging Local Plan.</p>	<p>Harriseahead and Mow Cop to be identified by the Green Belt boundary. To change the boundary at Bullocks House Road to reflect site allocation NC13 in the emerging Local Plan.</p>
<p>KID2 – Continues from the eastern side of Mow Cop Road at the borough boundary, running southeast along the Green Belt boundary. It follows field boundaries and then turns east, passing behind properties on Mow Cop Road before rejoining the Kidsgrove Urban Area boundary near the A50 Liverpool Road.</p>	<p>The existing boundary is partly defined by the Kidsgrove Urban Area (policy ASP5). The remaining boundary up to Harriseahead and Mow Cop is defined by the existing Green Belt Boundary The boundary is not impacted by any Local Plan sites</p>	<p>Figure 7&8 - No change to existing settlement boundary except for the area that stretches up to Harriseahead and Mow Cop which is to have a defined boundary which follows the Green Belt boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>
<p>KID3 – Starting at the A50 Liverpool Road, extends east, defining the southern boundary of Kidsgrove. It includes Oldcott Crescent and Oldcott Drive. The boundary then follows the Green Belt boundary south, before turning west and incorporating Local Plan site BL18 (Clough Hall). It follows the southeastern boundary of the allocation and then continues west, meeting the A34 Newcastle Road near its junction with the Green Belt boundary.</p>	<p>The existing boundary is defined by the Kidsgrove Urban Area (policy ASP5). This includes Oldcott Crescent and Oldcott Drive on the borough boundary, which is separated spatially from the existing boundary. The boundary is also defined by the boundary with the Green Belt. The boundary is not impacted by any Local Plan sites</p>	<p>Figure 7&8 - The settlement boundary is to be defined by policy PSD4 in the emerging Local Plan. The boundary will follow the existing Green Belt boundary. The revised boundary to include site BL18 (Clough Hall) within the settlement boundary as an allocated site, following the south eastern boundary of the allocation as the boundary to the site.</p>
<p>KID4 – Picks up from the A34 Newcastle Road and runs north along the Green Belt boundary. It incorporates Local Plan allocations TK10 and TK17, following their respective allocation boundaries. The boundary continues north, following the rear of properties on the south side of Audley Road, and then running parallel to Audley Road, before reaching the A34 Newcastle Road.</p>	<p>The existing boundary is partly defined by the Kidsgrove Urban Area (policy ASP5). The boundary is also defined by the boundary with the Green Belt. The boundary is impacted by allocation sites TK10 and TK17 in the emerging Local Plan</p>	<p>Figure 7&8 - The settlement boundary is to be defined by policy PSD4 in the Local Plan. To include sites, following their allocation boundaries in the emerging Local Plan:-</p> <ul style="list-style-type: none"> • TK17 • TK10
<p>KID5 – Starting at the A34 Newcastle Road, follows the Green Belt boundary west. It incorporates Local Plan allocation TK27, taking in the site's northern boundary. The boundary then</p>	<p>The existing boundary is partly defined by the Kidsgrove Urban Area (policy ASP5). The boundary is also defined by the boundary with the Green Belt.</p>	<p>Figure 7&8 - The settlement boundary is to be defined by policy PSD4 in the Local Plan. To amend the boundary to include the following allocation in the emerging Local Plan - TK27</p>

turns south and runs along the Green Belt, before reaching the A34 Newcastle Road.	The boundary is impacted by allocation site TK27 in the emerging Local Plan	
KID6 – Begins at the A34 Newcastle Road and runs west along the Green Belt boundary, skirting the southern edge of a wooded area. It continues west, passing through fields before reaching Alderhay Lane, where it meets the existing settlement boundary.	The existing boundary is partly defined by the Kidsgrove Urban Area (policy ASP5). The boundary is also defined by the boundary with the Green Belt. The boundary is not impacted by any Local Plan sites.	Figure 7&8 - The settlement boundary is to be defined by policy PSD4 in the Local Plan.

LOGGERHEADS

Map Reference and Location	Comments	Boundary recommendations
Log 1 – from the A53, past Eccleshall Road along the north of the village until it connects back to the A53, to the east of the village.	The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Loggerheads Neighbourhood Development Plan. The boundary is impacted by proposed allocation LW53 in the emerging Local Plan.	Figure 9 - The boundary to be changed to reflect the proposed allocation LW53 in the emerging Local Plan. The settlement boundary is to be defined by policy PSD4 in the Local Plan.
LOG2- Starting at Eccleshall Road, runs south along the eastern edge of Loggerheads. It follows a mix of existing development boundaries and field edges, passing behind properties on Mucklestone Road before reaching the southern extent of the settlement.	The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Loggerheads Neighbourhood Development Plan. The boundary is not impacted by any Local Plan sites	Figure 9 - No change to settlement boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.
LOG3 - Defines the western boundary of Loggerheads. It begins at the southern extent of the settlement and runs northwest, following field boundaries. It then turns north and follows the rear gardens of properties on Eccleshall Road, eventually rejoining Oakley Folly.	The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Loggerheads Neighbourhood Development Plan. The boundary is not impacted by any Local Plan sites.	Figure 9 - No change to settlement boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.

MADELEY & MADELEY HEATH

Map Reference and Location	Comments	Boundary recommendations
<p>MadeHeath1 – Encompasses the eastern boundary of Madeley Heath. It starts at the A534 Swan Bank and runs north along the Green Belt boundary. It follows field boundaries before reaching Leycett Lane.</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Madeley Neighbourhood Development Plan. The boundary is also the Green Belt boundary The boundary is not impacted by any Local Plan sites</p>	<p>Figure 10 - No change to settlement boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>
<p>MadeHeath2 – Beginning at Leycett Lane, continues to define the northern boundary of Madeley Heath. It follows the Green Belt boundary west, encompassing open fields, before meeting Newcastle Road (A525).</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Madeley Neighbourhood Development Plan. The boundary is also the Green Belt boundary. The boundary is not impacted by any Local Plan sites</p>	<p>Figure 10 - No change to settlement boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>
<p>MadeHeath3 – Picks up from Newcastle Road (A525) and runs south along the Green Belt boundary. It follows field edges and then turns east, passing behind properties on Swan Bank (A534) before rejoining the existing settlement boundary.</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Local Plan (2003) and the Madeley Neighbourhood Development Plan. The boundary is also the Green Belt boundary. The boundary is not impacted by any Local Plan sites</p>	<p>Figure 10 - No change to settlement boundary. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>
<p>Made1 – Begins at the A525 Newcastle Road, south of Madeley Lake, and runs west, defining the southern edge of Madeley. It follows the Green Belt boundary, encompassing the lake and passing behind properties on Mill Lane. It excludes a cluster of properties with extensive gardens to the east of Mill Lane. The boundary then turns north and incorporates land to the rear of Madeley High School, proposed for allocation to facilitate the school's future expansion. The section ends at Hungerford Lane.</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Saved Local Plan and the Madeley Neighbourhood Development Plan The existing boundary largely follows the existing green belt boundary. There is an area to the east of Mill Lane which is currently outside of the development boundary and not within the Green Belt. It appears to be properties then surrounded by large gardens. It is proposed to exclude this area of land from the settlement boundary. Land to the rear of Madeley High School is proposed to be taken out of the Green Belt to facilitate expansion of the school over the Plan period.</p>	<p>Figure 10 - To amend the boundary to reflect the allocation of land to support the future extension of Madeley High School. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>

<p>Made2 – Starting at Hungerford Lane, continues to define the western edge of Madeley. It follows a mix of the Green Belt boundary and the rear gardens of properties on Manor Road. The boundary then incorporates Local Plan site MD29, following its western edge before turning south and meeting Bower End Lane.</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Saved Local Plan and the Madeley Neighbourhood Development Plan. Part of the boundary extent is defined by the existing Green Belt boundary. The boundary is impacted by site MD29 in the emerging Local Plan.</p>	<p>Figure 10 - To amend the boundary to the west of the railway line to reflect Local Plan Allocation MD29 in the emerging Local Plan. The settlement boundary is to be defined by policy PSD4 in the Local Plan.</p>
<p>Made3 – Starting at Bower End Lane, runs east, demarcating the southern edge of Madeley. It incorporates a site off Bower End Lane with a lapsed planning permission for thirty-two dwellings (ref 19/00036/FUL). It then includes land off New Road with active planning permission (ref 22/00462/FUL) and continues east, passing behind properties on New Road before rejoining the A525 Newcastle Road, completing the settlement boundary.</p>	<p>The existing boundary is defined by policy H1 in the Newcastle-under-Lyme Saved Local Plan and the Madeley Neighbourhood Development Plan. Part of the development boundary is currently not included in the development boundary and is not in the Green Belt. It is a site, off Bower End Lane that has had planning permission for 32 dwellings previously (ref 19/00036/FUL) but the permission has lapsed. There is another area of land off New Road which is not currently in the development boundary but not in the Green Belt. This site has planning permission (ref 22/00462/FUL) and is currently under construction.</p>	<p>Figure 10 - To change the settlement boundary to take account of new development off New Road, Madeley. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>

NEWCASTLE-UNDER-LYME (INCLUDING SILVERDALE, CHESTERTON, WOLSTANTON ETC)

Map Reference and Location	Comments	Boundary recommendations
<p>NUL1 – Starting at the Longbridge Hayes Road (A500), traces the northern boundary of the Newcastle-under-Lyme urban area. It follows the Green Belt boundary west, passing behind a school and then through fields, before reaching Audley Road. It incorporates Local Plan allocation site CT1.</p>	<p>The existing boundary is defined by policy ASP5 in the Newcastle-under-Lyme Saved Local Plan and the Green Belt boundary. There is a proposed allocation (ref CT1) in the Local Plan.</p>	<p>Figure 11&12 - To change the settlement boundary to reflect the allocation site CT1 in the Local Plan. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.</p>

NUL2 – Defines the western edge of the urban area. It follows the borough boundary south, running alongside the built-up area of Stoke-on-Trent City Council, and extends down to the A52.	The existing boundary is defined by built development and the borough boundary with Stoke-on-Trent City Council.	Figure 11&12 - No change and no settlement boundary required.
NUL3 – Begins at the A52 and runs south, initially defined by existing development. It then meets the Green Belt boundary and follows it, before reaching Clayton Lane.	This part is defined by built development and then ASP5 (Newcastle Urban Area) and the Green Belt boundary. The boundary is not impacted by any Local Plan sites	Figure 11&12 - No change to existing settlement boundary. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL4 – Starting at Clayton Lane, continues to define the southwestern edge of the urban area. It follows the Green Belt boundary south, until it meets Clayton Road.	This part is defined by built development and then ASP5 (Newcastle Urban Area) and the Green Belt boundary. The boundary is not impacted by any Local Plan sites	Figure 11&12 - No change to existing settlement boundary. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL5 – Picks up from Clayton Road and continues along the Green Belt boundary in a southerly direction. It passes through fields and woodland before reaching Whitmore Road.	This part is defined by ASP5 (Newcastle Urban Area) and the Green Belt boundary. The boundary is not impacted by any Local Plan sites	Figure 11&12 - No change to existing settlement boundary. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL 6 – from Whitmore Road through to the A525 Keele Road.	This part is defined by ASP5 (Newcastle Urban Area) and the Green Belt boundary. The site is impacted by TB19 at Whitmore Road as an allocation in the emerging Local Plan.	Figure 11&12 - To amend the settlement boundary to take account of TB19. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL7 – Starts at the A525 Keele Road and extends east, encompassing the northern parts of Local Plan allocations SP11 and SP23 that are within the Green Belt. It follows the northern boundaries of these sites, passing through fields and then along the rear gardens of properties on Cemetery Road. It then turns south and follows the Green Belt boundary before meeting the B5044 Pepper Street.	This part is defined by ASP5 (Newcastle Urban Area) and the Green Belt boundary. The site is impacted by allocations SP11 and SP23 in the Local Plan in the emerging Local Plan.	Figure 11&12 - To amend the settlement boundary to take account of proposed site allocations SP23 and SP11. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL8 – Starting at the B5044 Pepper Street, runs southeast along the Green Belt boundary. It before reaching Blackbank Road.	This part is defined by ASP5 (Newcastle Urban Area) and the Green Belt boundary. The boundary is not impacted by any Local Plan sites	Figure 11&12 - No change to existing settlement boundary. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.
NUL9 – This section begins at Blackbank Road and follows the Green Belt boundary southeast. It runs along field edges, passing behind properties on Audley Road, and then turns east,	This part is defined by ASP5 (Newcastle Urban Area) and the Green Belt boundary. The boundary is not impacted by any Local Plan sites	Figure 11&12 - No change to existing settlement boundary. Settlement boundary is to be defined by policy PSD4 in the emerging Local Plan.

rejoining the Longbridge Hayes Road (A500) and completing the settlement boundary.		
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STRATEGIC SITES

Map Reference and Location	Comments	Boundary recommendations
AB2 - This section defines the boundary for Local Plan allocation AB2.	To reflect the proposed site allocation in the Local Plan (site reference AB2)	Figure 13 - To provide a new settlement boundary to reflect site allocation AB2, to define the extent of the allocation and land to be removed from the Green Belt

Appendix 1 – Settlement Boundary Maps

Audley and Bignall End

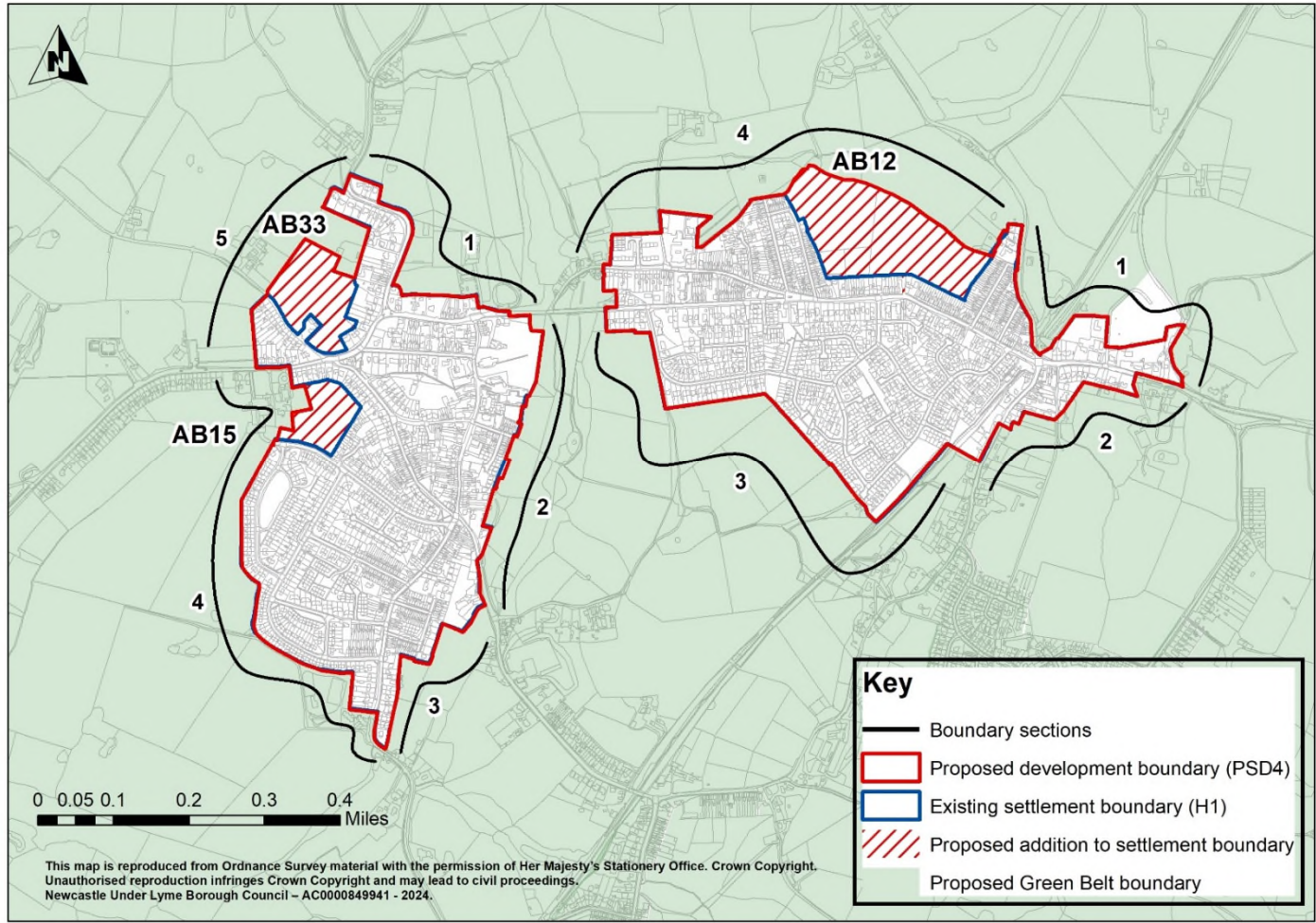


Figure 1: Audley and Bignall End

Baldwins Gate

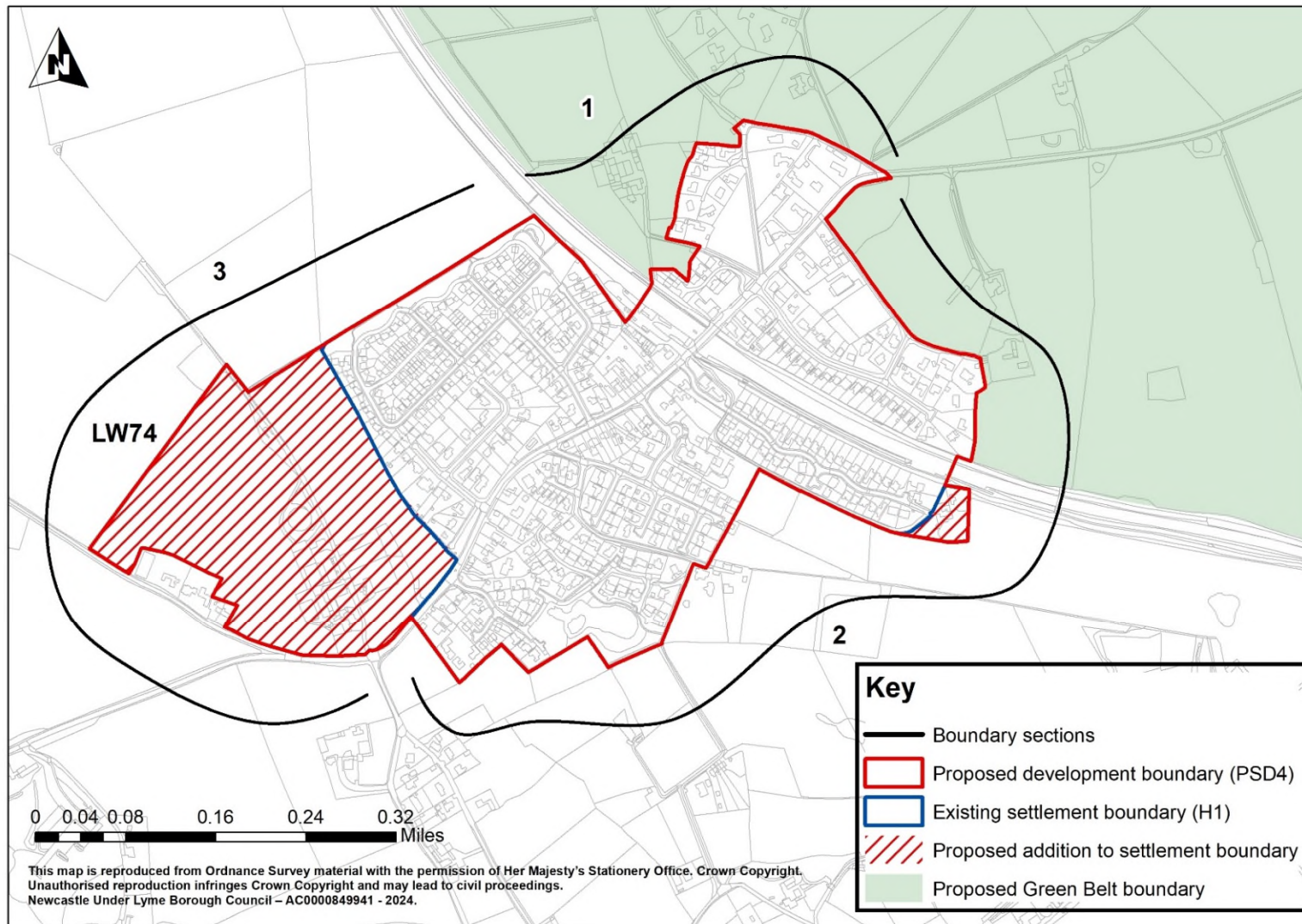


Figure 2: Baldwins Gate

Betley and Wrinehill

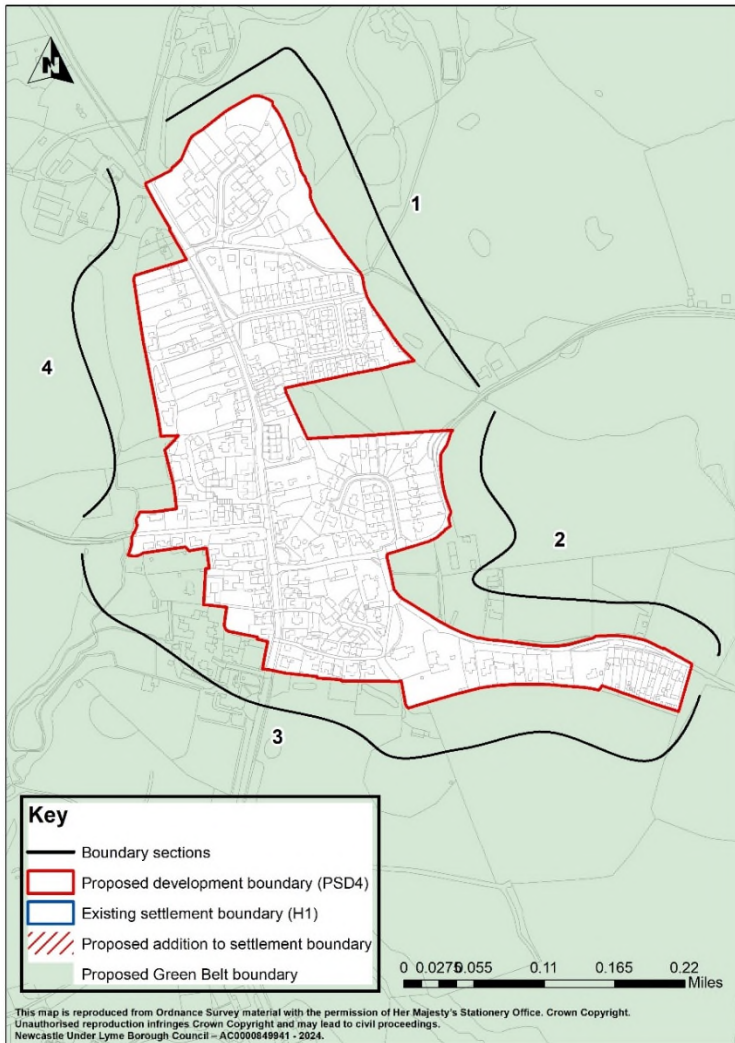


Figure 3: Betley and Wrinehill

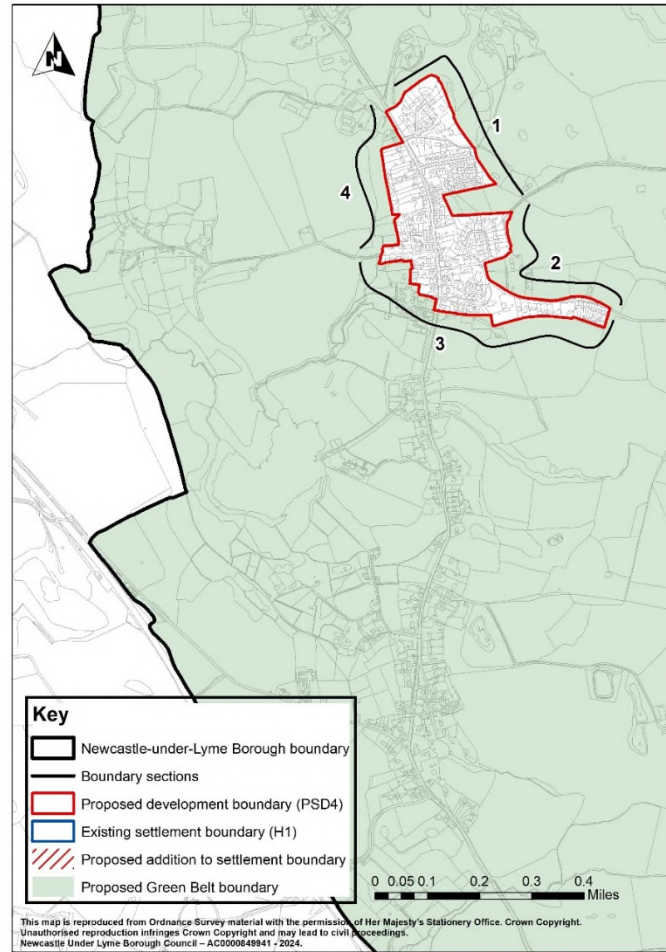


Figure 4: Betley and Wrinehill (Higher Scale)

Keele Village (With University Hub)

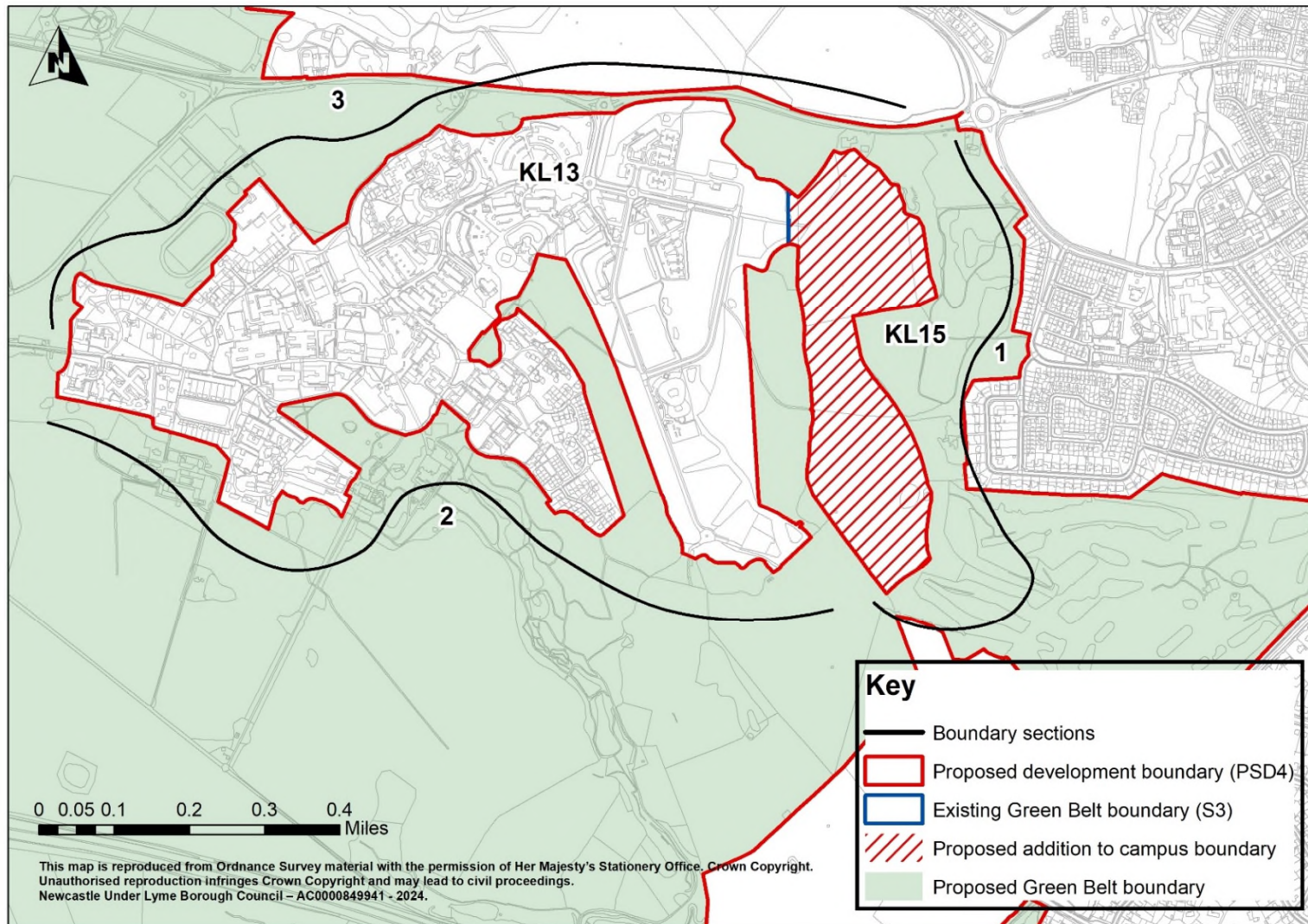


Figure 5: Keele University

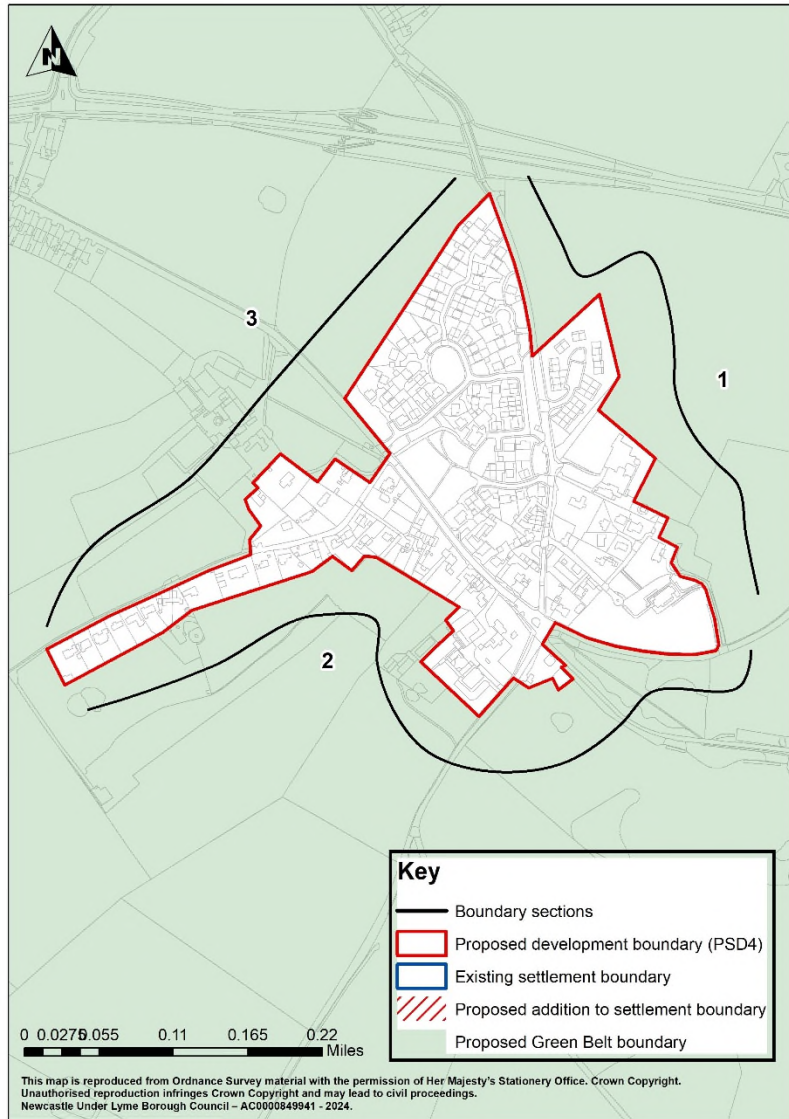


Figure 6: Keele Village

Kidsgrove (Including Talke & Butt Lane / Newchapel & Mow Cop)

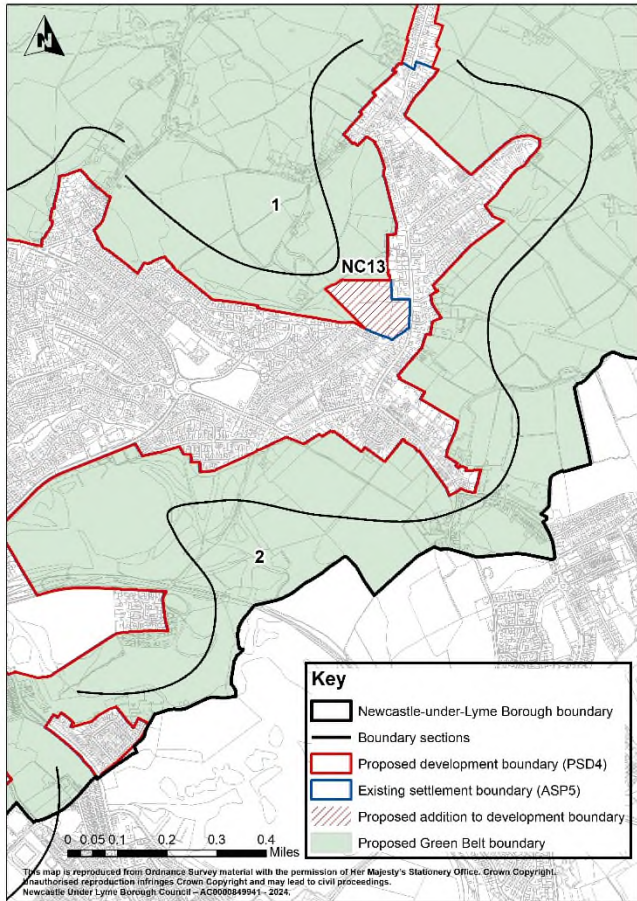


Figure 7: Kidsgrove North

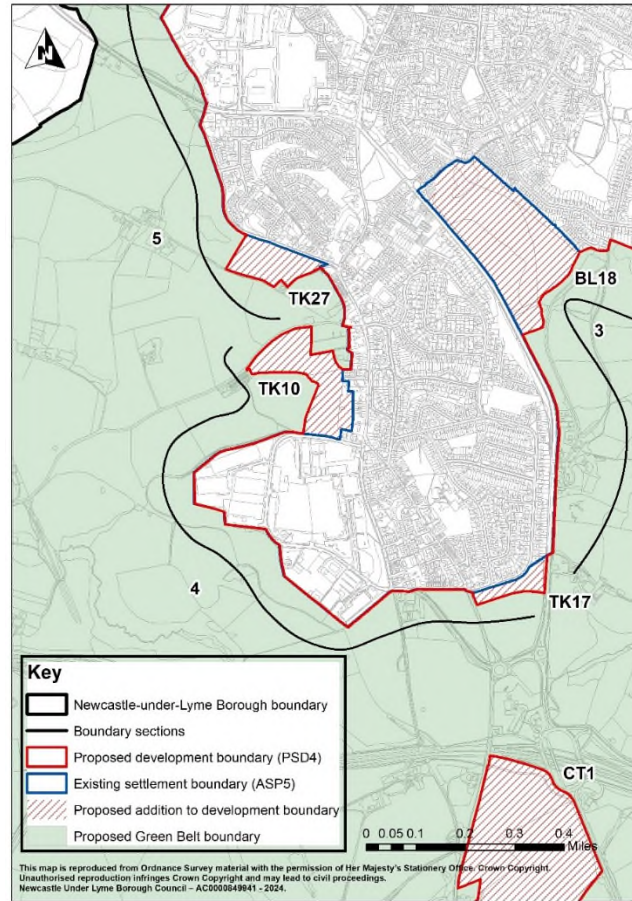


Figure 8: Kidsgrove South (Talke)

Loggerheads

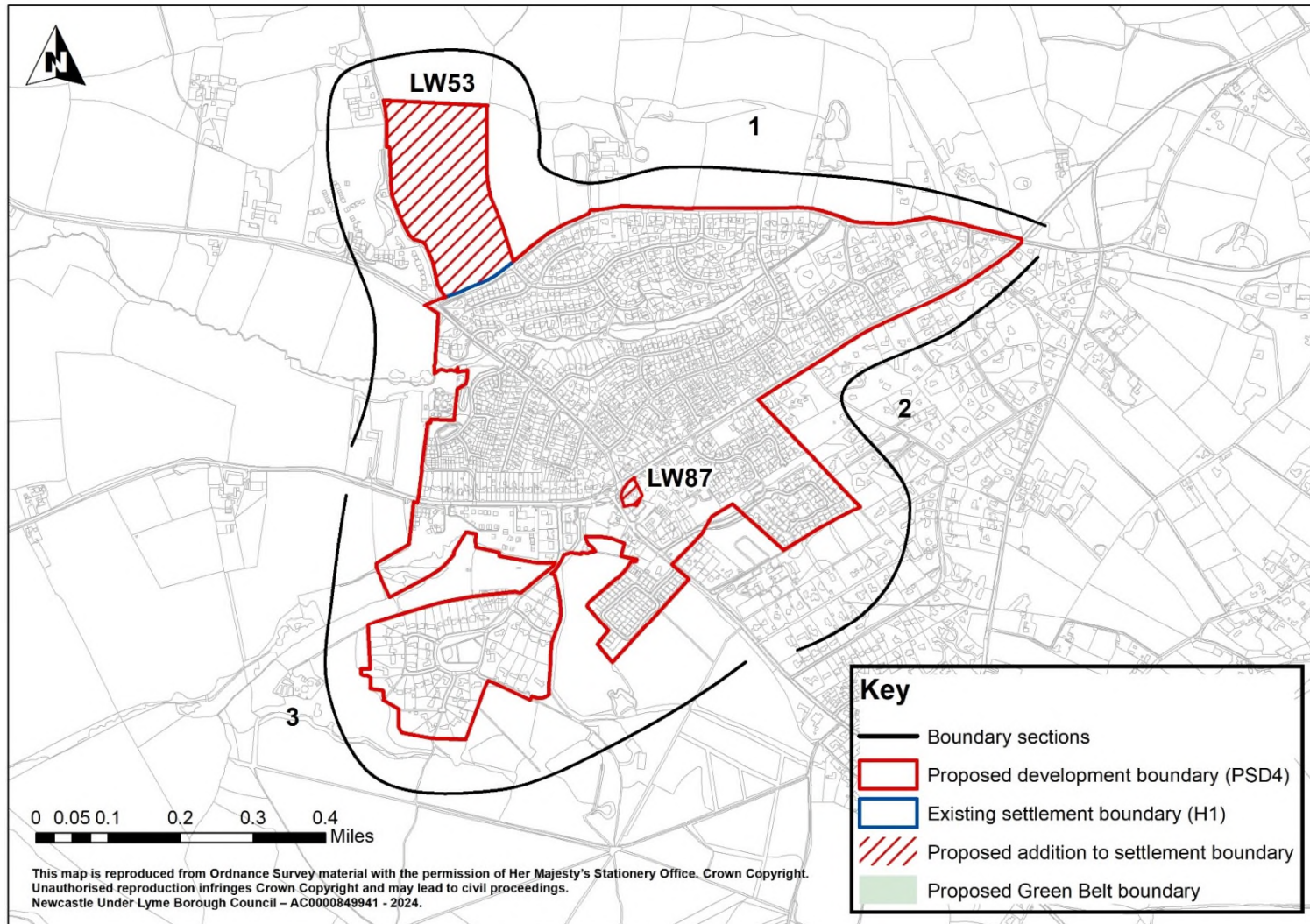


Figure 9: Loggerheads

Madeley & Madeley Heath

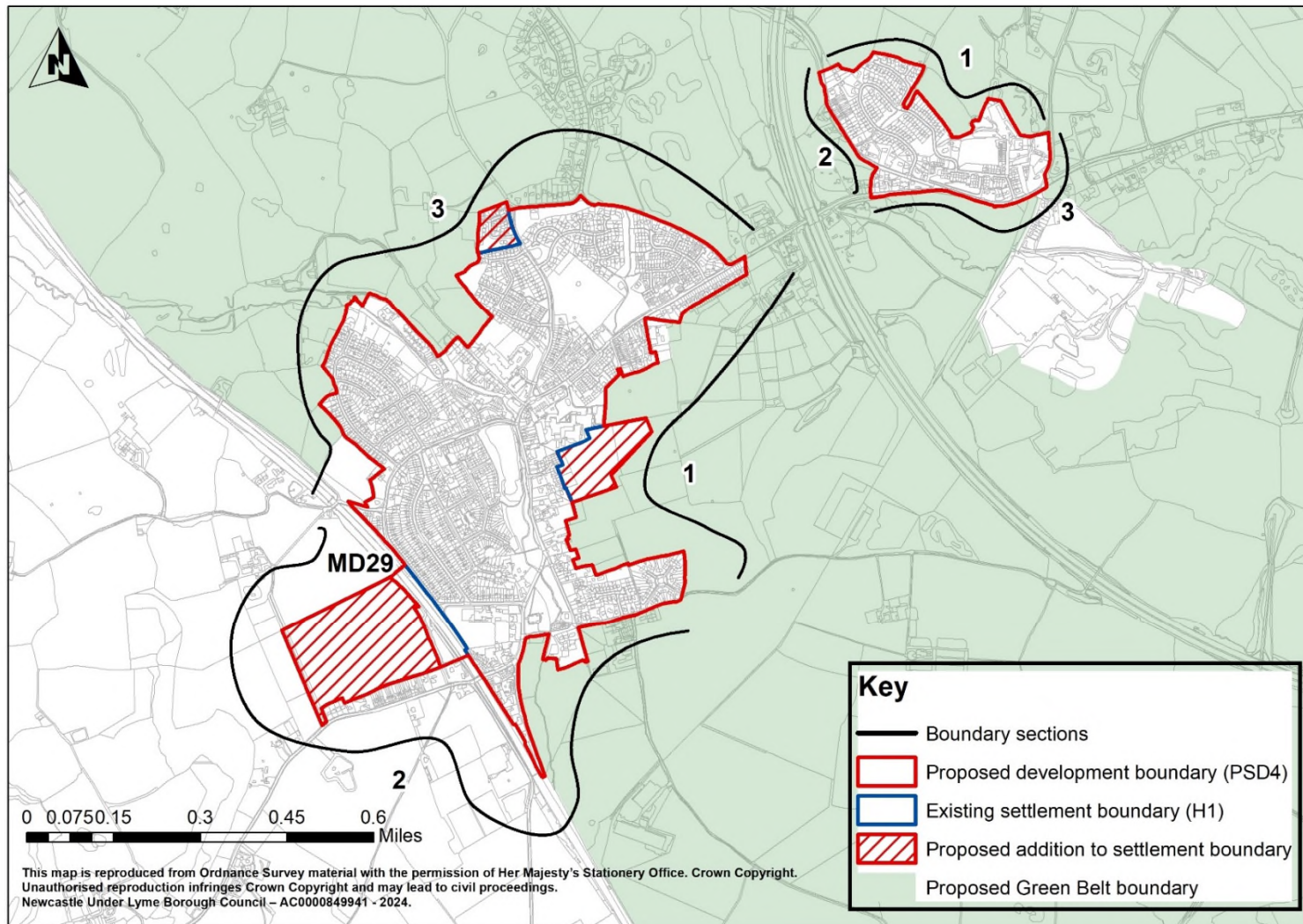


Figure 10: Madeley and Madeley Heath

Newcastle-under-Lyme (Including Silverdale, Chesterton, Wolstanton etc.)

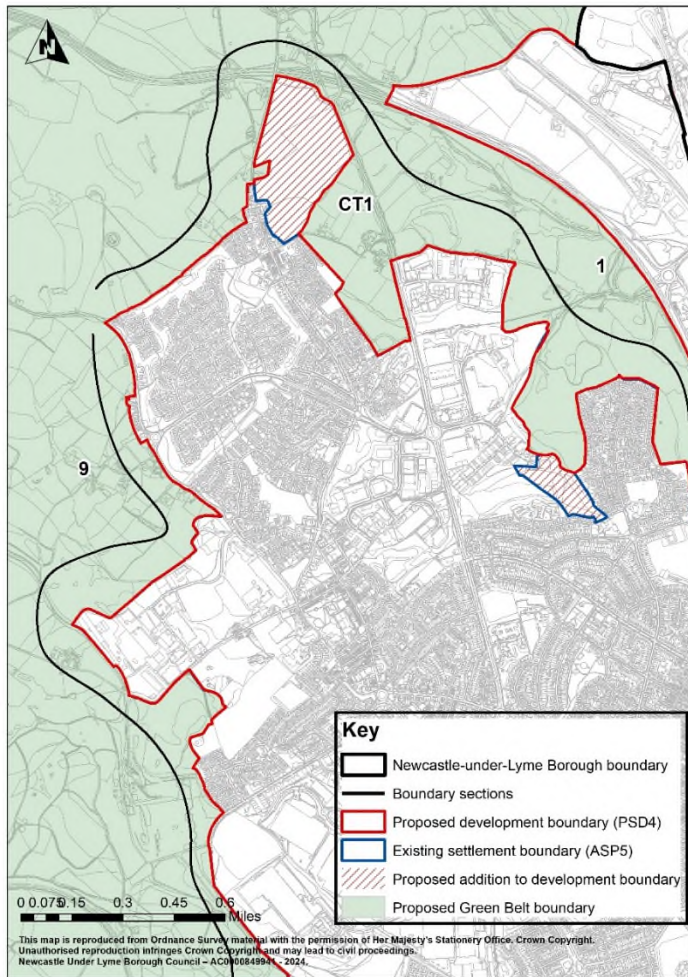


Figure 11: NUL North

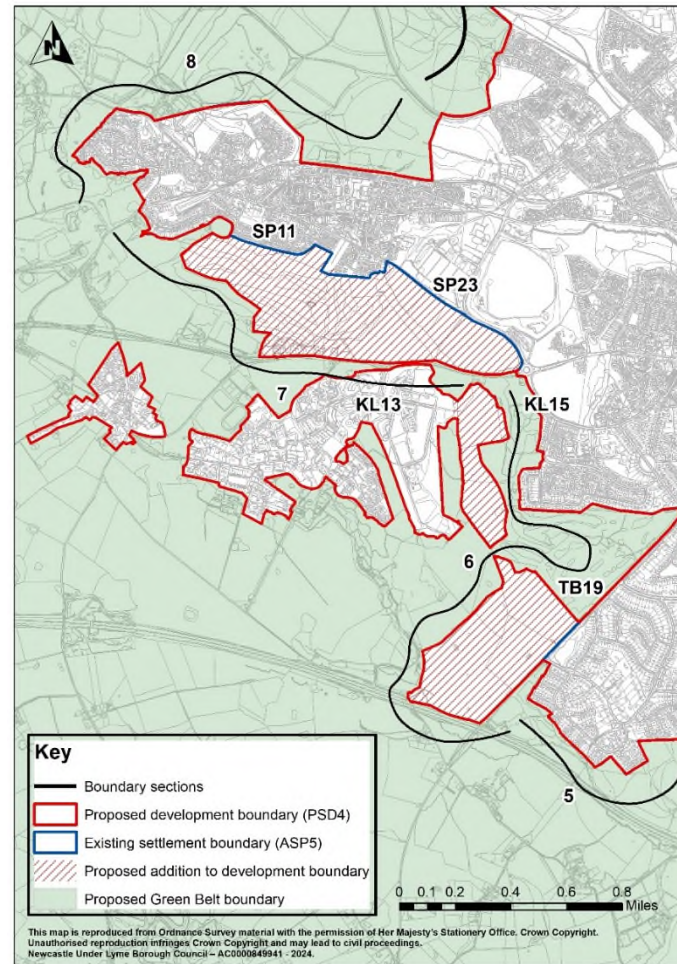


Figure 12: NUL South and Silverdale

Strategic Sites

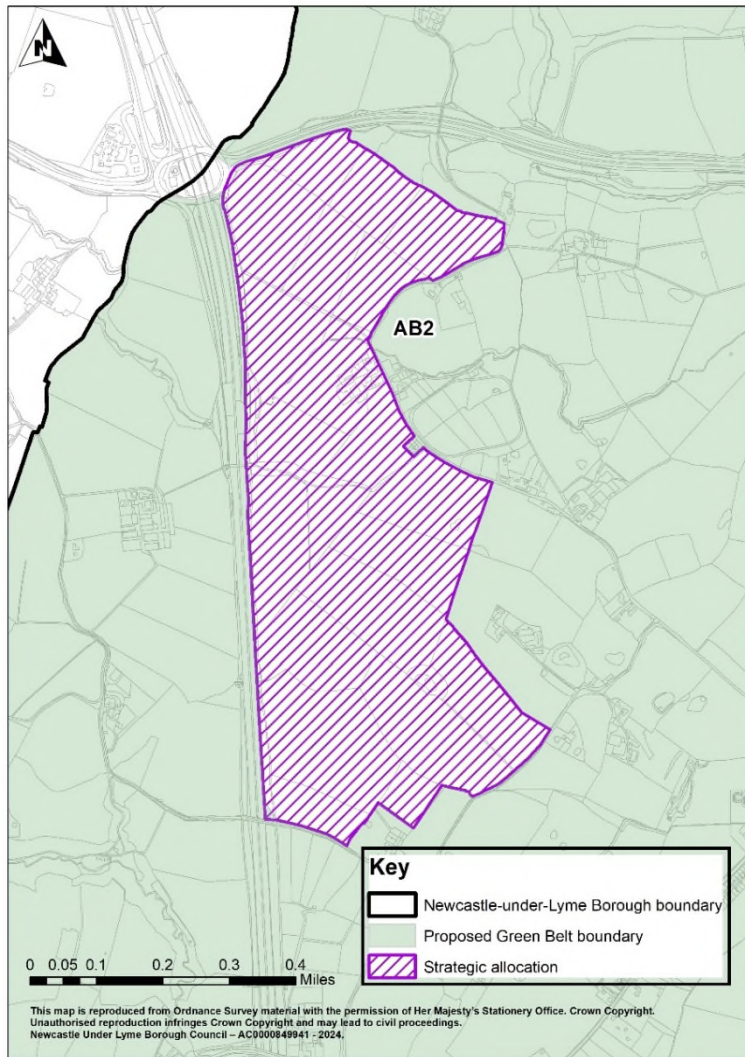


Figure 13: Strategic Site AB2