



Duty-to-Co-operate Interim Statement of Compliance

Newcastle-under Lyme – Local Plan (Regulation 19)

July 2024

1 Introduction

Purpose

- 1.1 The statement forms part of the evidence base for the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040 (Regulation 19) (hereafter referred to as ‘the Plan’). It sets out the Council’s approach to compliance with the Duty-to-Co-operate in the production of the Plan and identifies how the outcomes of this co-operation have influenced the Plan.
- 1.2 The engagement concerns neighbouring and closely related Local Planning Authorities, County Councils, and other prescribed bodies in relation to strategic cross-boundary matters during the preparation of the Final Draft Newcastle-under-Lyme Local Plan.
- 1.3 Such matters include (but are not limited to) housing and employment needs and distribution, Gypsy and Traveller needs, Green Belt, cross-boundary infrastructure, highways, transport, and air quality.
- 1.4 It is written as a draft document that sets out the situation at the present time to support the consultation on the Regulation 19 Local Plan. This will be updated, as necessary, with further information on the Duty-to-Co-operate to support the submission of the Local Plan for examination which is expected to be by December 2024.

Legislation

- 1.5 The ‘duty to cooperate’ was introduced by section 33A of the Planning and Compulsory Purchase Act (2004) and the Localism Act (2011) as a strategic planning mechanism. Section 110 of the Localism Act 2011 places a legal duty on Local Planning Authorities, County Councils and prescribed public bodies¹ to engage constructively, actively, and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.
- 1.6 Strategic matters regarding plan-making refers to: ‘sustainable development or use of land that has or would have a significant impact on at least two planning areas.’
- 1.7 Paragraphs 24 – 27 of the National Planning Policy Framework (NPPF) recognises this duty and considers effective, joint working between relevant bodies as integral to a positive and well-prepared strategy. Paragraph 26 also identifies joint working as helping to determine additional infrastructure, and whether development needs that cannot be wholly met within a particular plan area could be met elsewhere.

¹ The list of prescribed bodies are set out in section 2 of this document

- 1.8 Further to this, two of the four 'tests of soundness' of Local Plans (NPPF Paragraph 35) directly relate to the 'duty to cooperate'. Specifically:
- a. "Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
 - c. Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.

2 Strategic Context

- 2.1 Newcastle-under-Lyme Borough Council is in north Staffordshire. The Borough is located between Manchester and Birmingham, and to the west of Stoke-on-Trent urban area. It is also close to the Peak District National Park, located to the east, and Derby which is to the southeast of Stoke-on-Trent. The county town of Stafford is to the south. Cheshire East and Shropshire Council's border the western extent of the Borough.
- 2.2 The local planning authorities that border the Borough and therefore could share cross-boundary strategic issues that impact both planning areas, include: -
- Stoke-on-Trent City Council (SoTC)
 - Staffordshire Moorlands District
 - Cheshire East Council
 - Stafford District
 - Shropshire Council
- 2.3 Newcastle-under-Lyme Borough Council is a two-tier authority with Staffordshire County Council.
- 2.4 The prescribed public bodies are outlined at Part 2 Regulation 4 of the Town and County Planning (Local Planning) England) Regulations and comprise the following that apply to Newcastle-under-Lyme Borough Council:-
- The Environment Agency;
 - Historic England;
 - Natural England;
 - Clinical Commissioning Groups (now Staffordshire and Stoke-on-Trent Integrated Care Board);
 - Homes England;
 - Local Highway Authority;
 - National Highways;
 - Integrated Transport Authority;
 - The Civil Aviation Authority;
 - The Office of Rail and Road;
 - The Marine Management Organisation (not relevant for Newcastle-under-Lyme).
- 2.5 Local Enterprise Partnerships and Local Nature Partnerships are not subject to the requirements of the duty, but Local Planning Authorities should co-operate with them and have regard to their activities when they are preparing their local plans, so long as those activities are relevant to plan-making. From April 2024, the government withdrew central

government support (core funding) from Local Enterprise Partnerships and transferred functions to local and combined authorities.

- 2.6 The Plan identifies the strategy for growth alongside the sites expected to deliver the strategy. It includes a suite of strategic and non-strategic policies to support the achievement of sustainable development in the Borough. The Plan, when adopted will replace legacy Local Plans, including the Newcastle-under-Lyme and Stoke-on-Trent City Council Core Strategy (adopted 2009) and will largely replace policies contained in the Newcastle-under-Lyme Local Plan (adopted 2011).

3 Current Position on Engagement

- 3.1 Newcastle-under-Lyme Borough Council has proactively engaged and undertaken the 'duty-to-co-operate' with neighbouring and closely related Local Planning Authorities, Staffordshire County Council and other key partners. The specific means utilised for engagement has varied between different partners but generally involved: -
- Duty-to-Co-operate discussions at appropriate times in the development of the Local Plan.
 - Formal and informal correspondence (where necessary).
 - Consultation during the various 'Regulation 18' (plan making) consultations undertaken to inform the NUL Local Plan. The 'Regulation 18' consultations undertaken to inform the Local Plan include: -
 - Issues and Strategic Options Consultation – 01 November until the 24 January 2022
 - First Draft Local Plan Consultation – 19 June 2023 until the 14 August 2023.
 - Duty-to-Co-operate discussions will also continue during the consultation on the Regulation 19 consultation for the Local Plan.
- 3.2 At an officer level, informal structures exist though the Stoke and Staffordshire Officer District Group meetings which are held quarterly.
- 3.3 There are also examples of joint evidence base documents being produced, including the Climate Change adaptation and mitigation study prepared by the County Council and including Staffordshire Districts.
- 3.4 Engagement has also taken place over key pieces of evidence including the Strategic Transport Assessment which has involved a steering group in its production with representatives from neighbouring authorities including Cheshire East Council and Stoke-on-Trent City Council.
- 3.5 As part of the preparation of the Local Plan, the Council has discussed several issues with neighbouring authorities regarding strategic cross boundary matters.
- 3.6 This section sets out the emerging position with neighbouring authorities regarding strategic cross border matters.
- 3.7 Paragraph 27 of the National Planning Policy Framework (2023) sets out the requirement for the preparation of Statements of Common Ground (SOCGs) as part of the process of preparing a Local Plan.

- 3.8 As part of the preparation of the new Local Plan, the Council has prepared draft SOCGs with neighbouring planning authorities / Staffordshire County Council to demonstrate the undertaking of effective and ongoing co-operation. The status of the SOCGs is that they are in draft and between planning officers involved in duty-to-co-operate discussions. The draft SOCGs provide a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities / County Council. The Borough Council will continue to hold meetings with neighbouring Local Authorities / Staffordshire County Council and the statement of common ground may be updated accordingly and formalised following the consultation on the Regulation 19 version of the Local Plan prior to submission of the Plan for examination.
- 3.9 The purpose of the SOCG is to define which strategic matters require co-operation, set out which strategic matters have an agreed position on and set out where further work is required, and the process to date in addressing these matters.
- 3.10 The following sets out progress and status of the Council's SOCGs with neighbouring authorities / Staffordshire County Council. The Council will continue to monitor the statements, looking out for any changes and ensuring that they are kept up to date.

Table 1: Status of officer draft Statement Of Common Ground

Neighbouring Authority / County Council	Status
Stoke-on-Trent City Council	Agreement to publish the officer draft of the SOCG. Agreement for further engagement on the Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.
Cheshire East Council	A draft SOCG signed at officer level with an agreement for further engagement on the Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.
Stafford District	A draft SOCG signed at officer level with an agreement for further engagement on the Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.
Staffordshire Moorlands District Council	A draft SOCG signed at officer level with an agreement for further engagement on the Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.
Shropshire Council	Agreement to publish the current draft of the SOCG. Agreement for further engagement on the

	Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.
Staffordshire County Council	A draft SOCG signed at officer level with an agreement for further engagement on the Plan and the formalisation of the SOCG following consultation on the Regulation 19 Plan.

- 3.11 The emerging draft position with neighbouring authorities on strategic cross border matters following ongoing discussions the preparation of SOCGs is set out below for each neighbouring authority in turn.

Stoke-on-Trent City Council

Development Plan

- 3.12 The Newcastle-under-Lyme and Stoke-on-Trent City Council Core Spatial Strategy (2009) forms the current development plan and sets out the broad planning policy framework for the two areas.

Plan Making Stage

- 3.13 Between 2013 and 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. Stoke-on-Trent City Council are anticipated to undertake Regulation 18 consultation in autumn 2025, Regulation 19 consultation in spring 2026 and submission in autumn 2026.

Unmet Housing Need

- 3.14 Stoke-on-Trent City Council has responded to a formal written request and ongoing discussions with Newcastle-under-Lyme Borough to state that it is unable to accommodate unmet housing need from Newcastle-under-Lyme. Stoke-on-Trent City Council is identified in the NPPF and PPG as one of the cities where the standard method calculation of LHN includes an uplift of 35%. In providing for LHN based on the cities uplift and in view of Green Belt constraints, the council has stated that there is insufficient housing land supply to provide for any unmet housing need from Newcastle-under-Lyme Borough. Stoke-on-Trent City Council at the time of writing has not made a request for Newcastle-under-Lyme Borough Council to accommodate any unmet housing need in relation to the preparation of their new local plan.

Statement of Common Ground

- 3.15 A bilateral Officer Draft Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council. A SOCG was prepared in 2022 and this is in the process of being updated to support the submission of the Newcastle-under-Lyme Local

Plan. Due to the early stage in the preparation of the Stoke-on-Trent City Local Plan the SOCG mainly concentrates on issues relevant to the Newcastle-under-Lyme Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Stoke-on-Trent City Council Local Plan at an appropriate time in its preparation process. Duty-to-Co-operate discussions will continue regarding cross boundary matters as both Local Plans progress.

Strategic Matters and Record of Agreement

3.16 The following key matters are considered in the officer level draft SOCG :

Housing

- Newcastle-under-Lyme Borough and Stoke-on-Trent City Council share the same housing market area (HMA).
- Stoke-on-Trent City Council has confirmed it is unable to accommodate unmet housing need from Newcastle-under-Lyme Borough Council.
- Stoke-on-Trent City Council at the time of writing has not made a request to Newcastle-under-Lyme to accommodate any unmet housing need.
- The councils agree that Newcastle-under-Lyme will provide for its own housing requirement through preparation of its local plan.

Employment Land

- Newcastle-under-Lyme Borough and Stoke-on-Trent City Council share the same functional economic market area (FEMA).
- The councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.
- Stoke-on-Trent City Council at the time of writing has not made a request to Newcastle-under-Lyme to accommodate any unmet employment land need.

Gypsies and Travellers / Travelling Showpeople

- The councils agree that each authority will provide for its own identified accommodation needs for Gypsy and Traveller and Travelling Showpeople.

Transport

- The councils agree that the transport network are interlinked and both areas feed into the strategic highway network of the A500 and M6.
- The councils agree that the Strategic Transport Assessment prepared for the NUL Local Plan has utilised the North Staffordshire Multi-Modal Transport Model, which is the accepted model for modelling the transport network across the authority areas and that site allocations should be modelled, and data included, at key points in a timely manner.

- The councils agree that the Stoke-on-Trent City Council reserve its position until there has been an opportunity to review the Final Draft NUL Local Plan and its evidence base.

Air Quality

- The councils agree to ongoing discussions regarding the local air quality plan between Etruria and Basford.

Retail

- The councils agree that there are no strategic scale retail proposals in the Final Draft Local Plan and agree to proposals for new or additions to retail areas to consider impacts on adjoining centres.

Green Belt

- The councils agree that amendments to the Green Belt should not result in the coalescence of settlements across the two authority areas.
- The councils agree that the joint methodology (set out in the ARUP Green Belt assessment) should be used to review Green Belt boundaries.

Infrastructure

- The councils agree to produce individual infrastructure delivery plans and liaison will be maintained with Staffordshire County Council and other infrastructure providers as required. Agreement to ongoing engagement on infrastructure matters.

Ecology, Open Space and Blue / Green Infrastructure

- The councils agree that there are no cross boundary European designated sites or SSSIs.
- Habitats, green and blue corridors that connect across the boundaries between the two authorities will be identified and improvement sought, where required.

Flood Risk / Drainage

- The councils agree that development should not increase the risk of flooding elsewhere. NUL has updated its level 1 Strategic Flood Risk Assessment and Water Cycle Study.

Site Specific Comments

- Stoke-on-Trent City Council, would in principle support the strategic employment sites but would encourage development that would encourage end uses which provide better quality, higher paid and secure jobs.
- The City Council, in response to the First Draft Plan noted concerns around site NC77 as a site with a shared boundary between the

Council's. Concerns were raised around the inclusion of the site without consideration of how the site will impact upon the Green Belt and the City. The parties agree that the Borough Council has undertaken additional work in relation to the Green Belt impacts of site NC77 and through this work alongside the implementation of site selection methodology has decided not to allocate this site in the Final Draft Local Plan.

Cheshire East Council

Development Plan

- 3.17 The Cheshire East Local Plan Strategy (2017) and Site Allocations and Development Policies Document (2022) form the Development Plan for the Cheshire East Borough.

Plan Making Stage

- 3.18 The Council have recently commenced preparation of a new style local plan prepared under the government's proposed reforms to the planning system. As a first step in the preparation of a new local plan the council consulted on an 'issues paper' from the 8th of April to 1st July 2024 to scope the issues that local plan should consider. The local development scheme anticipates that the local plan will be adopted in 2028.

Unmet Housing Need

- 3.19 Cheshire East has responded to a formal written request and ongoing discussions with Newcastle-under-Lyme Borough to state that it is unable to accommodate any unmet housing need from Newcastle-under-Lyme. Firstly, they have stated that as Cheshire East is within a different housing market area (HMA) accommodating any unmet housing need would not address housing needs within the Newcastle-under-Lyme HMA. Secondly, due to the early stage in review of the Cheshire East Local Plan the council has stated that it is not in a position to confirm any ability to meet unmet housing need. At the time of writing, Cheshire East has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their new local plan.

Statement of Common Ground

- 3.20 A bilateral officer draft Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Cheshire East Borough Council. Due to the early stage in the preparation of the Cheshire East Local Plan the SOCG mainly concentrates on issues relevant to the Newcastle-under-Lyme Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Cheshire East Council Local Plan at an appropriate time in its preparation process. Duty-to-Co-operate discussions will continue regarding cross boundary matters as both Local Plans progress.

Strategic Matters and Record of Agreement

3.21 The following key matters are considered in the officer level draft SOCG:

Housing

- The boroughs of Newcastle-under-Lyme and Cheshire East are located within separate housing market areas (HMAs).
- Cheshire East has confirmed it is unable to accommodate unmet housing need from Newcastle-under-Lyme Borough Council.
- Cheshire East has not made a request to Newcastle-under-Lyme to accommodate unmet housing need.

Employment Land

- The boroughs of Newcastle-under-Lyme and Cheshire East are located within separate functional economic market areas (FEMAs).
- The councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Gypsies and Travellers / Travelling Showpeople

- The councils agree that each council will provide for its own identified accommodation needs for Gypsy and Traveller and Travelling Showpeople.

Transportation

- The parties agree to ongoing discussions regarding transport matters. Cheshire East Council have been involved with discussions on Transport through the steering group for the Strategic Transport Assessment prepared by consultants on behalf of Newcastle-under-Lyme Borough Council. Cheshire East Council reserve their position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Education

- The parties agree that the matter of education and cross boundary pupil movements stems from discussions held to inform the Cheshire East Local Plan Strategy (adopted in 2017). Both parties agree that, following engagement on this matter, that information sharing will continue between Cheshire East and Staffordshire County Council on an operational basis rather than a strategic cross boundary matter for the Local Plan.

Strategic Employment Sites

- Cheshire East Council raised a number of issues in their consultation response to the First Draft Local Plan, including the justification for and sustainability of the possible site at Junction 16 of the M6. There have been discussion and engagement on the potential strategic employment locations in the First Draft Newcastle-under-Lyme Local Plan including

inviting Cheshire East onto the steering group for the Council's Strategic Transport Assessment. Discussion will continue regarding strategic employment sites in the Final Draft Newcastle-under-Lyme Borough Council Local Plan. Cheshire East Council reserve their position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Stafford Borough Council

Development Plan

- 3.22 The development plan for Stafford comprises the adopted local plan (2014).

Plan Making Stage

- 3.23 Stafford completed consultation on their Regulation 18 local plan document in December 2022. The Council is in the process of revising its local development scheme which will confirm their approach to local plan preparation and associated timetable.

Unmet Housing Need

- 3.24 Stafford Borough Council has responded to a formal written request and ongoing discussions with Newcastle-under-Lyme Borough to state it is unable to accommodate unmet housing need from Newcastle-under-Lyme. Firstly, Stafford Borough is located within a different housing market area (HMA) and the accommodation of unmet housing need would not address housing needs within the Newcastle-under-Lyme HMA. Secondly, due to the early stage in review of the Stafford Local Plan the council is not able to confirm any ability to meet unmet housing need from Newcastle-under-Lyme Borough. Stafford Borough Council has also not made a request to Newcastle-under-Lyme Borough Council to accommodate any potential unmet housing need related to the preparation of their new local plan.

Statement of Common Ground

- 3.25 A bilateral officer level Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Stafford Borough Council. The SOCG mainly concentrates on issues relevant to the Newcastle-under-Lyme Borough Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Stafford Borough Council Local Plan at an appropriate time in its preparation process. Duty-to-Co-operate discussions will continue regarding cross boundary matters as both Local Plans progress.

Strategic Matters and Record of Agreement

- 3.26 The following key matters are considered in the officer level draft SOCG:

Housing

- The boroughs of Newcastle-under-Lyme and Stafford are located within separate housing market areas (HMAs).
- Stafford Borough Council has confirmed it is unable to accommodate unmet housing need from Newcastle-under-Lyme Borough Council.
- Stafford Borough Council has not made a request to Newcastle-under-Lyme to accommodate unmet housing need.

Employment Land

- The boroughs of Newcastle-under-Lyme and Stafford are located within separate functional economic market areas (FEMAs).
- The councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Gypsies and Travellers / Travelling Showpeople

- The councils agree that each council will provide for its own identified accommodation needs for Gypsy and Traveller and Travelling Showpeople.

Infrastructure / Transportation

- The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. The parties agree to ongoing discussions regarding transport and infrastructure matters. Stafford Borough Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Site Allocations

- Both parties agree to ongoing discussion regarding site LW53 (land corner of Muclestone Wood Lane & Rock Lane, Loggerheads) in the light of emerging evidence. Stafford Borough Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Staffordshire Moorlands District Council

Development Plan

- 3.27 The development plan comprises the Staffordshire Moorlands Local Plan adopted in 2020 which sets out the vision and spatial strategy for the district to 2033.

Plan Making Stage

- 3.28 The Council's published local development scheme anticipates a review of the adopted local plan will be undertaken in 2025. Following this assessment if an update to the local plan is required, it is anticipated the plan will be adopted in the summer of 2028.

Unmet Housing Need

- 3.29 Staffordshire Moorlands Council has responded to a formal written request and ongoing discussions with Newcastle-under-Lyme Borough to state it is unable to accommodate any unmet housing need. Staffordshire Moorlands has stated that this matter can only be considered in detail following commencement of their own local plan review in 2025. Due to the timing of this review and the advanced stage of the Newcastle-under-Lyme local plan the council is unable to consider the accommodation of any unmet housing need at this time. Staffordshire Moorlands has also not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.

Statement of Common Ground

- 3.30 A bilateral draft officer Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Staffordshire Moorlands District Council. Due to the fact that the council has not yet commenced a review of their local plan the SOCG and duty to co-operate matters are currently mainly concentrated on the Newcastle-under-Lyme local plan. A separate SOCG may be prepared regarding the issues relevant to the Staffordshire Moorlands Local Plan at an appropriate time in its preparation process. Duty-to-Co-operate discussions will continue regarding cross boundary matters as both Local Plans progress.

Strategic Matters and Record of Agreement

- 3.31 The following key matters are considered in the officer level draft SOCG:

Housing

- The Borough of Newcastle-under-Lyme and Staffordshire Moorlands District are located within separate housing market areas (HMAs).
- Staffordshire Moorlands Council has confirmed it is not able to accommodate unmet housing need from Newcastle-under-Lyme.
- Staffordshire Moorlands Council has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing.
- The councils agree that Newcastle-under-Lyme will provide for its own housing requirement through preparation of its local plan.

Employment Land

- The Borough of Newcastle-under-Lyme and Staffordshire Moorlands District are located within separate functional economic market areas (FEMAs).
- The councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Gypsies and Travellers / Travelling Showpeople

- The councils agree that each council will provide for its own identified accommodation needs for Gypsy and Traveller and Travelling Showpeople.

Infrastructure / Transportation

- The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. Further engagement may take place following consultation on the Regulation 19 Local Plan on these matters and will be updated in subsequent versions of the SOCG.

Shropshire Council

Development Plan / Plan Making Stage

- 3.32 The Shropshire Local Plan is currently at Examination with adoption anticipated in the summer of 2024. Once adopted, the new local plan will comprise the development plan for the area.

Unmet Housing Need

- 3.33 Shropshire Council has responded to a formal written request and ongoing discussions with Newcastle-under-Lyme Borough Council to state they are unable to accommodate any unmet housing need. They have stated that due to the advanced stage in the preparation of their local plan they are unable to consider accommodating any unmet housing need. They have also stated that in accommodating any unmet need it would lead to an unsustainable pattern of development. It is also noted that Shropshire Council is located within a different HMA.
- 3.34 As part of the preparation of the new Shropshire Local Plan a request was made to Newcastle-under-Lyme to accommodate a proportion of unmet housing need in 2020. Newcastle-under-Lyme responded to confirm it was unable to accommodate any unmet housing need. The need relates to a different HMA and through the preparation of the Newcastle-under-Lyme local plan the council has its own challenges in providing for local housing need which requires Green Belt release. Shropshire Council intends to meet their identified LHN within their local authority area through their new local plan and there is no outstanding request for Newcastle-under-Lyme to accommodate any unmet housing need.

Statement of Common Ground

- 3.35 A bilateral draft officer Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Shropshire Council. An SOCG was signed between the councils regarding matters associated with the Shropshire Local Plan. A further SOCG has now been prepared that primarily focuses on the Newcastle-under-Lyme Local Plan due to the

difference in stages of the respective local plans. Duty-to-Co-operate discussions will continue between the councils as appropriate.

Strategic Matters and Record of Agreement

3.36 The following key matters are considered in the officer level draft SOCG:

Housing

- The borough of Newcastle-under-Lyme and Shropshire Council are located within separate housing market areas (HMAs).
- Shropshire Council has confirmed it is unable to accommodate unmet housing need from Newcastle-under-Lyme Borough Council.
- There is no outstanding request for Newcastle-under-Lyme to accommodate any unmet housing need from Shropshire. Shropshire Council proposes to meet its local housing need in full through their new local plan which is anticipated for adoption in summer 2024.
- The councils agree that Newcastle-under-Lyme will provide for its own housing requirement through preparation of its local plan.

Employment Land

- The borough of Newcastle-under-Lyme and Shropshire Council are located within separate functional economic market areas (FEMAs).
- The councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Gypsies and Travellers / Travelling Showpeople

- The councils agree that each council will provide for its own identified accommodation needs for Gypsy and Traveller and Travelling Showpeople.

Infrastructure / Transportation

- The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. The parties agree to ongoing discussions regarding transport and infrastructure matters. Shropshire Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Staffordshire County Council

Development Plan

3.37 The County Council is responsible for Minerals and Waste Planning. The Minerals Local Plan for Staffordshire (2017) and the Waste Local plan for Staffordshire and Stoke-on-Trent (2013) is available on the website.

Plan Making Stage

- 3.38 The Staffordshire and Stoke-on-Trent joint waste local plan covers the period up to 2026, while the Staffordshire minerals local plan runs up to 2030. In line with Regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the County Council published a 5-year review of the relevant plans which has so far concluded that the Local Plans continue to work well, and that there is no immediate need for either plan to be revised. As a result, the County Council has not yet prepared a programme for the local plans to be revised.

Statement of Common Ground

- 3.39 A bilateral draft officer Statement of Common Ground has been prepared between Newcastle-under-Lyme Borough Council and Staffordshire County Council. The County Council and the Borough Council has engaged in constructive and ongoing discussion on a number of relevant matters in relation to the Local Plan, including on Transport and Infrastructure.

Strategic Matters and Record of Agreement

- 3.40 The following key matters are considered in the officer level draft SOCG:-

Employment

- The Borough and County Council agree that there is a need to allocate employment land in the Borough and that there is a need for at least two strategic employment sites.

Education

- The councils agree that following engagement on this matter that the Infrastructure Delivery Plan has been informed by discussions and input from Staffordshire County Council, including with the school organisation team. The IDP lists the known education infrastructure projects at this time. The parties agree to ongoing discussion regarding education matters.
- The councils agree that there is a need for the Borough Council to consider amendments to the Green Belt to accommodate the required extension to Madeley High School, following discussions with the school organisation team.

Transport

- The councils agree that officers from the County Council have been involved in the preparation of the Borough Council's Strategic Transport Assessment. The parties agree to ongoing discussion regarding transport matters.

Infrastructure

- The councils agree that officers from the County Council have been consulted on relevant infrastructure matters that have informed the development of the Infrastructure Delivery Plan.
- The councils agree that the Borough Local Plan should include a reference to the potential need to increase household waste recycling centre capacity over the Plan period.

Archaeology / Historic Environment

- The councils agree that officers from the County Council have been consulted on the Heritage Impact Assessment methodology prepared by Oxford Archaeology.

Flooding and Flood Risk

- The councils agree that officers from the County Council have been consulted on the Strategic Flood Risk Assessment prepared to support the Borough Local Plan.

Public Health and Wellbeing

- The councils agree that there has been constructive and ongoing discussions on health and wellbeing.

Employment and Skills

- The councils agree that there has been constructive and ongoing discussions on Employment and Skills and that the Plan should have regard to the Staffordshire Employment and Skills Framework.

Prescribed Bodies

- 3.41 The Council engages with prescribed bodies on relevant strategic issues, varying in frequency and approach dependent on the nature and scale of the issues.

Table 2: Prescribed Bodies Engagement

Prescribed Bodies	Involvement in Local Plan and Strategic Matters
Natural England	Ongoing engagement in Local Plan development through consultation. Consultation engagement on the preparation of documents including the Habitats Regulations Assessment and Sustainability Appraisal
National Highways	Ongoing engagement in Local Plan development through consultation. Involvement in steering group in the production of the Strategic Transport Assessment.
Environment Agency	Ongoing engagement in Local Plan development through consultation. Engagement on the outcomes of the Strategic Flood Risk Assessment / Water Cycle Study. Consultation

	engagement on the preparation of documents including the Habitats Regulations Assessment and Sustainability Appraisal
Historic England	Ongoing engagement in Local Plan development through consultation. Consultation engagement on the preparation of documents including the Habitats Regulations Assessment and Sustainability Appraisal Engagement on the methodology for the Heritage Impact Assessment.
United Utilities	Ongoing engagement in Local Plan development through consultation. Engagement on the preparation and outcomes of the Strategic Flood Risk Assessment / Water Cycle Study. Engagement on the preparation and outcomes of the Infrastructure Delivery Plan.
Severn Trent Water	Ongoing engagement in Local Plan development through consultation. Engagement on the preparation and outcomes of the Strategic Flood Risk Assessment / Water Cycle Study. Engagement on the preparation and outcomes of the Infrastructure Delivery Plan.
Network Rail	Ongoing engagement in Local Plan development through consultation.
Homes England	Ongoing engagement in Local Plan development through consultation.
NHS England / Integrated Care Board	Ongoing engagement in Local Plan development through consultation. Engagement on the preparation and outcomes of the Infrastructure Delivery Plan.
Office of Rail Regulation	Ongoing engagement in Local Plan development through consultation.
Civil Aviation Authority	Ongoing engagement in Local Plan development through consultation.
Coal Authority	Ongoing engagement in Local Plan development through consultation.

4 Conclusion

- 4.1 As part of the preparation of the Local Plan, the Council has discussed several issues with neighbouring authorities regarding strategic cross boundary matters.
- 4.2 This statement demonstrates that the council continues to take a proactive and structured approach to compliance with the DtC throughout the preparation of the Local Plan. The Council has undertaken structured discussions and ongoing engagement with neighbouring authorities, infrastructure providers and key stakeholders, and has demonstrated collaborative working on the strategic priorities set out in the NPPF, resulting in tangible outcomes and agreements.
- 4.3 Cooperation is an ongoing process which the council will continue to monitor regularly. An updated Duty to Cooperate statement will be issued at the submission stage of the Local Plan.

1 List of Appendices

Appendix 1 – List of Duty-to-Co-operate meetings.

Appendix 2 – Stoke-on-Trent City Council and NUL Officer Draft Statement of Common Ground

Appendix 3 – Stoke-on-Trent City Council letter to NUL re NUL Unmet Housing Needs

Appendix 4 – Formal Stoke-on-Trent City Council and NUL Officer Draft Statement of Common Ground (2022 version)

Appendix 5 – Cheshire East Borough Council and NUL Officer Draft Statement of Common Ground

Appendix 6 – Cheshire East Borough Council and NUL re NUL Unmet Housing Needs

Appendix 7 – Stafford Borough Council and NUL Officer Draft Statement of Common Ground

Appendix 8 – Stafford Borough Council letter to NUL re NUL Unmet Housing Needs

Appendix 9 – Staffordshire Moorlands District Council and NUL Officer Draft Statement of Common Ground

Appendix 10 – Staffordshire Moorlands District Council and NUL re NUL Unmet Housing Needs

Appendix 11 – Shropshire Council and NUL Officer Draft Statement of Common Ground

Appendix 12 – Shropshire Council and NUL 2021 Statement of Common Ground (for Shropshire Local Plan)

Appendix 13 – Shropshire Council response to NUL re NUL Unmet Housing Needs

Appendix 14 – Staffordshire County Council and NUL Officer Draft Statement of Common Ground.

Classification: NULBC UNCLASSIFIED

Table 1: Record of Meetings

Local Planning Authority	Nature of Engagement	Date
Cheshire East Council	Catch up meeting	22/04/2021
Stoke-on-Trent City Council	Duty to Co-operate – Issues and Options meeting	09/09/2021
Cheshire East Council	Duty to Co-operate – Issues and Options meeting	14/09/2021
Staffordshire Moorlands District Council	Duty to Co-operate – Issues and Options meeting	14/09/2021
Stafford Borough Council	Duty to Co-operate – Issues and Options meeting	15/09/2021
Shropshire Council	Duty to Co-operate – Issues and Options meeting	16/09/2021
Staffordshire County Council	Duty to Co-operate – Issues and Options meeting	22/09/2021
Stoke-on-Trent City Council	Catch up meeting	29/03/2022
Historic England	Duty to Co-operate meeting to discuss Draft Local Plan policies and Historic Environment Record	15/12/2022
Staffordshire Moorlands District Council	Duty to Co-operate Meeting	04/01/2023
Stafford Borough Council	Duty to Co-operate Meeting	12/01/2023
Stoke-on-Trent City Council	Statement of Common Ground meeting	02/03/2023
Cheshire East Council	Duty to Co-operate Meeting	17/01/2023
Stafford Borough Council	Duty to Co-operate Meeting	08/03/2023
Stoke-on-Trent City Council	Duty to Co-operate Meeting	29/03/2023
Shropshire Council	Duty to Cooperate Meeting	06/03/2023
Staffordshire County Council	Local Plan Liaison - Health and Wellbeing	08/03/2023
Staffordshire County Council	Local Plan Liaison - Newcastle Local Plan Site Review	05/05/2023
Staffordshire County Council	Local Plan Liaison	13/07/2023
Staffordshire County Council	Local Plan Liaison	24/07/2023
Stafford Borough	Duty to Cooperate Meeting	25/07/2023
Cheshire East Council	Duty to Cooperate Meeting	26/07/2023
Staffordshire Moorlands	Duty to Cooperate Meeting	28/07/2023
Stoke-on-Trent Council	Duty to Cooperate Meeting	07/08/2023
Staffordshire County Council	Local Plan Liaison	10/08/2023
Shropshire Council	Duty to Cooperate Meeting	16/08/2023
Staffordshire County Council	Local Plan Liaison	14/09/2023
Staffordshire County Council	Local Plan Liaison	12/10/2023
Staffordshire County Council	Local Plan Liaison - Local Plan Transport Modelling	23/10/2023
Staffordshire County Council	Local Plan Liaison - Transport Discussion	10/11/2023
Staffordshire County Council	Meeting with National Highways	07/12/2023
Staffordshire County Council	Local Plan Liaison	14/12/2023

Classification: NULBC UNCLASSIFIED

Classification: NULBC UNCLASSIFIED

Stoke-on-Trent Council	Duty to Cooperate Meeting	10/01/2024
Stafford Borough Council	Duty to Cooperate Meeting	24/01/2024
Shropshire Council	Duty to Cooperate Meeting	25/01/2024
Staffordshire Moorlands	Duty to Cooperate Meeting	26/01/2024
Cheshire East Council	Duty to Cooperate Meeting	29/01/2024
Stoke-on-Trent Council	Duty to Cooperate Meeting	30/01/2024
Staffordshire County Council	Local Plan Liaison	06/02/2024
Staffordshire County Council	Local Plan Liaison - Local Nature Recovery Strategy	13/02/2024
Staffordshire County Council	Local Plan Liaison - Education	27/02/2024
Staffordshire County Council	Local Plan Liaison - Housing	29/02/2024
Cheshire East Council	Strategic Transport Assessment Discussion	04/03/2024
Staffordshire County Council	Local Plan Liaison - Environment/Ecology	05/03/2024
Staffordshire County Council	Local Plan Liaison - Employment and Skills	07/03/2024
Staffordshire County Council	Local Plan Liaison - Archaeology/Historic Environment	07/03/2024
Staffordshire County Council	Local Plan Liaison - Health and Transport	11/03/2024
Staffordshire County Council	Local Plan Liaison	15/03/2024
Staffordshire County Council & Stoke-on-Trent City Council	Strategic Transport Assessment – Steering Group	18/03/2024
Staffordshire County Council	Local Plan Liaison	25/03/2024
Cheshire East Council	Duty to Cooperate Meeting	09/04/2024
Stafford Borough Council	Duty to Cooperate Meeting	15/04/2024
Stoke-on-Trent Council	Duty to Cooperate Meeting	15/04/2024
Staffordshire Moorlands	Duty to Cooperate Meeting	17/04/2024
Shropshire Council	Duty to Cooperate Meeting	18/04/2024
Staffordshire County Council	Local Plan Liaison - Health and Transport Meeting	24/04/2024
Staffordshire County Council	Local Plan Liaison	01/05/2024
Staffordshire County Council	Local Plan Liaison - Education	03/05/2024
Staffordshire County Council	Strategic Transport Assessment Catch Up	15/05/2024
Stafford Borough Council	Duty to Cooperate Meeting	16/05/2024
Stoke- on -Trent Council	Duty to Cooperate Meeting	16/05/2024
Cheshire East Council	Duty to Cooperate Meeting	17/05/2024
Staffordshire Moorlands Council	Duty to Cooperate Meeting	17/05/2024

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND STOKE-ON-TRENT CITY COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues.
- 1.3 The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Stoke-on-Trent City Council will reach its own view on the content of the Newcastle-under-Lyme Final Draft Borough Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Local Plan, the SOCG may be revisited and updated in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
 - Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke
 - Stoke-on-Trent City Council; Strategic Manager Planning Services, Harmesh Jassal,

3. Relevant Local Authorities and Geography

3.1 Stoke-on-Trent City Council is a city and unitary authority formed of six towns comprising Burslem, Fenton, Hanley, Longton, Stoke and Tunstall. Newcastle-under-Lyme Borough Council is a borough in the County of Staffordshire. The location of the two authorities are identified in the map below:-

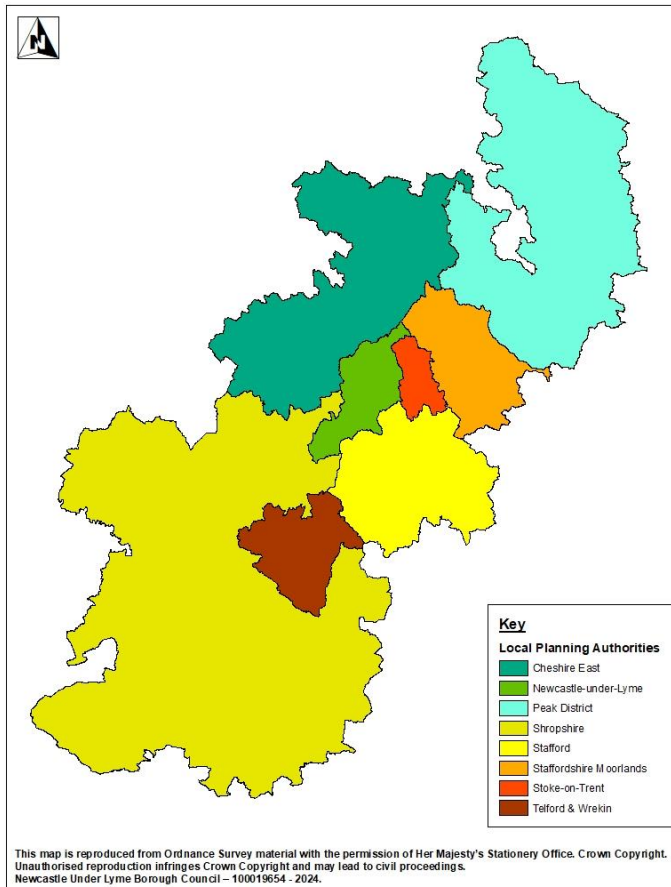


Figure 1: Newcastle-under-Lyme Borough in Context

- 3.2 The Newcastle-under-Lyme and Stoke-on-Trent City Council Core Spatial Strategy (2009) forms the current development plan and sets out the broad planning policy framework for the two areas.
- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The Borough Council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be access here:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>
- 3.4 Stoke-on-Trent City Council are currently preparing their new Local Plan. The current programme for the local plan was considered by the Council's

Cabinet on the 21 May 2024 and can be viewed here: - [Agenda for Cabinet on Tuesday, 21 May 2024, 1.00 pm | Stoke on Trent City Council](#). Stoke-on-Trent City Council are anticipated to undertake Regulation 18 consultation in autumn 2025, Regulation 19 consultation in spring 2026 and submission in autumn 2026.

- 3.5 Given the respective timescales for the preparation of local plan documents, this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Stoke-on-Trent City Council Local Plan at an appropriate time in its preparation process. However, Duty-to-Co-operate discussions will continue as both Local Plans progress.
- 3.6 This SOCG supersedes an agreement signed in November 2022 but follows a similar structure in respect of the strategic matters raised.

4. Strategic Matters and Record of Agreement

Housing

- 4.1 The parties agree that the City of Stoke-on-Trent and Newcastle-under-Lyme function as a joint housing market area.
- 4.2 The parties agree that following engagement on this matter, that Stoke-on-Trent is unable to accommodate any unmet housing need from Newcastle-under-Lyme. The parties also agree that, at the time of writing, Stoke on Trent has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.
- 4.3 Stoke-on-Trent City Council is identified in the NPPF and PPG as one of the cities where the standard method calculation of LHN includes an uplift of 35%. In providing for LHN based on the cities uplift and in view of Green Belt constraints, Stoke-on-Trent City Council has stated that there is insufficient housing land supply to currently provide for any unmet housing need from Newcastle-under-Lyme Borough.

Economy

- 4.4 The parties agree that the City of Stoke-on-Trent and Newcastle-under-Lyme form a functional economic area.
- 4.5 The Newcastle-under-Lyme HENA identifies a projected employment land requirement of circa 83 hectares over the plan period 2020 – 2040. This is balanced against employment land supply of approximately 43 hectares as of March 2023.

- 4.6 The parties agree that following engagement on this matter, that, at the time of writing, there has been no request from Stoke-on-Trent to accommodate any unmet employment land need and the councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Gypsy and Travellers / Travelling Showpeople

- 4.7 Newcastle-under-Lyme has commissioned evidence in the form of an update to its Gypsy and Traveller and Travelling Showperson Needs Assessment (Arc4, 2024). The nature of provision means that each individual Council area will meet authority area specific need.
- 4.8 The parties agree that, following engagement on this matter, that each authority will meet its own Gypsy and Traveller and Travelling Showperson need.

Transportation

- 4.9 The Transport network of Stoke and Newcastle are interlinked and both areas road network feeds onto the strategic highway network on the A500 and M6.
- 4.10 The parties agree that the North Staffordshire Multi-Modal Transport Model is the accepted model for modelling the transport network across both authority areas.
- 4.11 The parties agree that the site allocations should be modelled and that data will be fed into the model at key points in a timely manner.
- 4.12 The Strategic Transport Assessment prepared to support the Newcastle-under-Lyme Local Plan (regulation 19) has utilised the North Staffordshire Multi-Modal Transport Model and has modelled allocations proposed.
- 4.13 The parties agree to ongoing discussions regarding transport matters. Stoke-on-Trent have been involved with discussions on Transport through the steering group for the Strategic Transport Assessment prepared by consultants on behalf of Newcastle-under-Lyme Borough Council. Stoke-on-Trent City Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Air Quality

- 4.14 Newcastle-under-Lyme has 3 designated Air Quality Management Areas:
- Newcastle-under-Lyme town centre
 - Kidsgrove town centre
 - May Bank, Wolstanton and Porthill

- 4.15 The Little Madeley AQMA was approved for revocation in September 2023.
- 4.16 Stoke-on-Trent City Council has a designated Air Quality Management Area Order 2011 which covers 10 different monitoring areas within its boundary.
- 4.17 In 2018 the Government issued a Ministerial Direction to the Borough and City Councils, requiring the preparation of a local air quality plan (across authority boundaries) between Etruria and Basford.
- 4.18 Transport solutions to reduce traffic and ensuring a free-flowing transport network are critical to prevent the cumulative impact of development decreasing air quality
- 4.19 The parties agree to ongoing discussions regarding the local air quality plan between Etruria and Basford.

Retail

- 4.20 The parties agree that the conurbation has an interrelated network of retail centres / retail parks and that strategic scale retail plans could impact upon the vitality and viability of other centres.
- 4.21 The parties agree that there are no strategic scale retail proposals in the Final Draft Local Plan and agree to proposals for new or additions to retail areas to consider impacts on other centres.

Green Belt

- 4.22 The Councils' Green Belt forms part of the wider North Staffordshire Green Belt designated in 1967 and is contiguous with the Green Belt in Cheshire East, Staffordshire Moorlands and Stafford.
- 4.23 The Councils jointly commissioned ARUP to undertake a Green Belt Assessment in two parts with the first part completed in 2017 and second in 2020.
- 4.24 Whilst the assessment acknowledges different forms, scales and functions of the Green Belt for the two authorities, the original four aims of the 1967 designation of the North Staffordshire Green Belt were largely related to avoiding the coalescence of distinct settlements, particularly with the Potteries conurbation.
- 4.25 It is agreed that amendments to the Green Belt should not result in the coalescence of settlements across the two authority areas
- 4.26 The parties agree that the joint methodology (set out in the Arup Green Belt Assessment) should be used to review Green Belt Boundaries.

Infrastructure

- 4.27 The parties agree to produce individual infrastructure delivery plans and liaison will be maintained with Staffordshire County Council and other infrastructure providers as required. The parties agree to ongoing engagement on infrastructure matters.

Ecology, Open Space and blue / green infrastructure

- 4.28 The parties agree that habitats, green and blue corridors that connect (or where opportunities for connectivity exist) across the Authorities boundaries will be identified and opportunities for improvement sought where required.
- 4.29 That a joint strategic approach for the care, management and enhancement of the existing green and blue infrastructure is required to ensure that the wider benefits of the network are maximised.
- 4.30 That there are no cross boundary European designated sites or SSSI's.

Flood Risk / Drainage

- 4.31 The River Trent flows from the north east to the south west through the centre of Stoke-on-Trent with two other tributaries forming Main Rivers (Fowlea Brook and Lyme Brook). The Lyme Brook originates in Newcastle-Under-Lyme. The River Lea is also found in the west of Newcastle-under-Lyme. The two Authority areas are both in the Severn Trent Water Resource Zone.
- 4.32 The parties agree that new development should not increase the risk of flooding elsewhere. Newcastle-under-Lyme Borough Council has updated its level 1 Strategic Flood Risk Assessment and water cycle study.

Site Specific Comments

- 4.33 The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, proposes the allocation of strategic employment sites at Junction 16 (AB2) and at Keele University (KL15).
- 4.34 The City Council, would in principle support the strategic employment sites but would encourage development that would encourage end uses which provide better quality, higher paid and secure jobs than those that are currently on offer, in the main, in existing warehousing development.
- 4.35 The City Council, in response to the First Draft Plan noted concerns around site NC77 as a site with a shared boundary between the Council's. Concerns were raised around the inclusion of the site without consideration of how the site will impact upon the Green Belt and the City.

4.36 The parties agree that the Borough Council has undertaken additional work in relation to the Green Belt impacts of site NC77 and through this work alongside the implementation of site selection methodology has decided not to allocate this site in the Final Draft Local Plan.

5. Duty-to-Co-operate Agreement

5.1 The parties agree that Newcastle-under-Lyme has fulfilled its Duty-to-Co-operate with Stoke-on-Trent City Council in respect of the Newcastle-under-Lyme Final Draft Borough Local Plan (2020-2040). The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.

6. Signatories and Governance Arrangements

6.1 The Borough Council's remain committed to working positively together, sharing information and best practice, where appropriate, throughout the final stages of their plan preparation and beyond.

6.2 In terms of governance, the authorities agree:

- that in response to any new evidence / changes in circumstances, informal discussions will occur between the local authorities on the cross-boundary issues referred to in this SoCG in the form of officer level meetings with escalation of matters to Councillor level where necessary;
- that this SoCG will be reviewed when required including adding additional issues that may be identified through the process of forming the local plan;
- to continue to work in the spirit of collaboration, whilst acknowledging each other's' timetables and timescales; and
- To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

6.3 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan.

Your reference 2022 DTC SCC2
Our reference
Date 30 January 2023



City of
Stoke-on-Trent
Housing Development and Growth
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

Simon McEneny
Executive Director – Growth and Development
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Dear Simon,

Duty to Co-operate – Statement of Common Ground and Unmet Housing Need

Thank you for your letter dated 5th December 2022 regarding the Newcastle-under-Lyme Borough Council's unmet housing need.

As you will be aware, we are currently progressing with a Stoke-on-Trent Local Plan. We have undertaken consultation on Issues and Options in 2021 and are now preparing a draft plan. A large amount of evidence gathering has also taken place and is ongoing. Since the Issues and Options consultation, the Government's amendment to the standard method for calculating Local Housing Need has seen Stoke-on-Trent's minimum housing need rise by 35%.

Over the last few years the Council has been successful in its delivery of development showing a score of 188% on the latest Housing Delivery Test. As with Newcastle-under-Lyme, Stoke-on-Trent is also tightly bounded by Green Belt. Due to both of these issues, as shown in the Issues and Options consultation, there is not a significant Stoke-on-Trent supply of housing land, above the recognised need.

Therefore, it is unfortunate that the City Council would not be in a position to assist in the delivery of Newcastle-under-Lyme Borough Council's unmet housing need.

Further to the issues on housing supply, we look forward to working with Newcastle-under-Lyme Borough Council on cross boundary issues. As such we attached a signed version of the Statement of Common Ground.

If you are responding to this, please address your correspondence to Thomas Lewis, Stoke-on-Trent City Council, [REDACTED]

Yours sincerely

[REDACTED]

Assistant Director | Investment, Planning and Regeneration

Email [REDACTED]

Contact number [REDACTED]

Tell us if you need this letter in an alternative format

Get in touch

Telephone: 01782 234 234 stoke.gov.uk



Statement of Common Ground

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

1. List of Parties involved:

Stoke-on-Trent City Council

Newcastle-under-Lyme Borough Council

2. Signatories:

Stoke-on-Trent City Council:

Daniel Jellyman, Cabinet Member for Regeneration, Infrastructure and Heritage

Signed



Jon Rouse, City Director

Signed



Phil Cresswell, Director of Housing, Development and Growth

Signed



Newcastle-under-Lyme Borough Council

Andrew Fear, Cabinet & Portfolio Holder for Strategic Planning

Signed



Simon McEneny, Executive Director - Commercial Development & Economic Growth

Signed



Date: 15th November 2022

3. Strategic geography

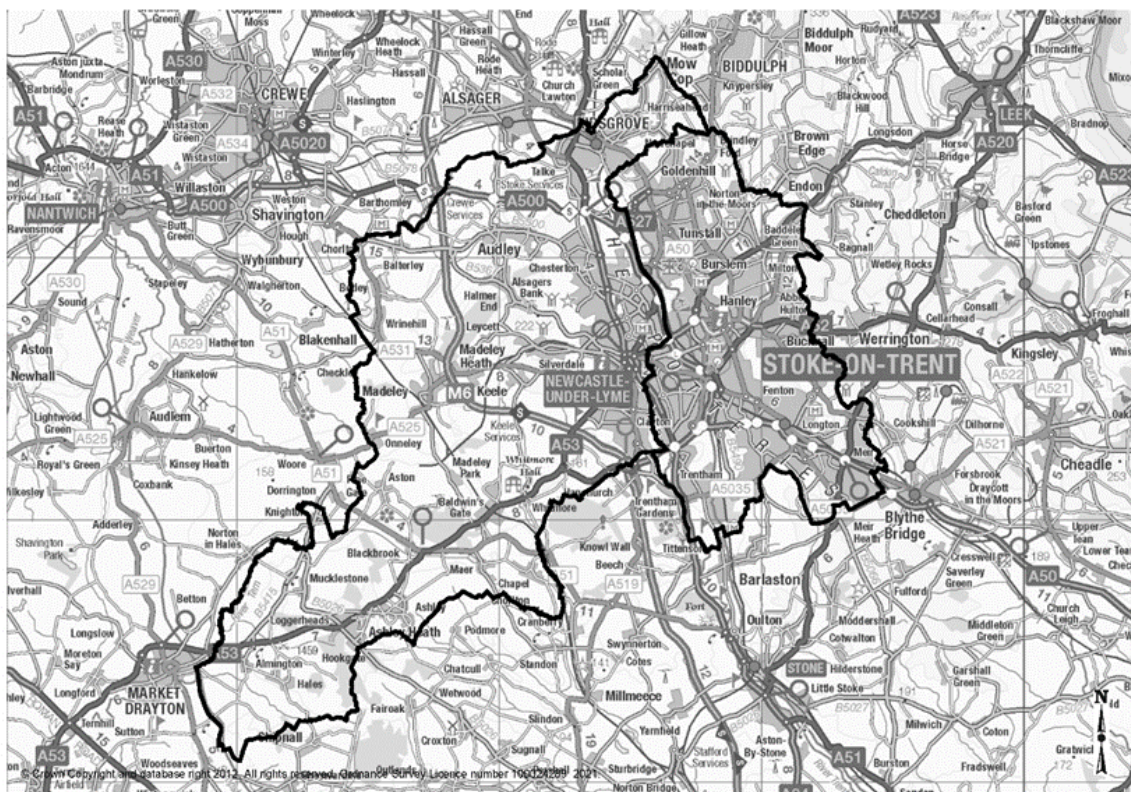
The statement of common ground covers the administrative boundaries of Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council.

Stoke-on-Trent is a city and unitary authority area in Staffordshire, with an area of 36 square miles (93 km²). The six towns of which the City of Stoke-on-Trent is comprised are Burslem, Fenton, Hanley, Longton, Stoke and Tunstall. Stoke-on-Trent has a total population of 256,622.

Newcastle-under-Lyme is a non-metropolitan local government district with borough status, with an area of 81.5 square miles (211 km²). The main towns in the borough are Newcastle-under-Lyme and Kidsgrove. Newcastle-under-Lyme has a total population of 129,600.

Both areas recognise that they have a functional economic market and a shared housing market. It is therefore important that close collaboration is maintained at all times, whilst respecting the independence of each Council to plan for their respective administrative area.

The following map shows the administrative boundaries for Stoke-on-Trent and Newcastle-under-Lyme.



4. Strategic Matters

Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council have a history of working collaboratively on planning matters having adopted the Joint Core Spatial Strategy in 2009. Work then progressed until January 2021, on a joint local plan. This plan was not progressed. From this date each Council is producing a local plan for their respective area according to their own Local Development Scheme timetables. It is intended that the separate Local Plans will replace the Joint Core Spatial Strategy upon adoption. Both new Local Plans cover the plan period 2020-2040.

The following strategic matters have been identified:

4.1 Housing

A Joint Housing Needs Assessment update was produced in 2020 by Turleys Associates and published by each authority. As set out in the Government standard methodology to calculate local housing need, Stoke-on-Trent City Council needs to accommodate a 35% uplift to its LHN housing number which the government assigned to the 20 largest Cities and Urban Centres in England.

Agreed:

- Function as a joint housing market area.
- The methodology for the scenarios for growth presented in the joint Housing Need Assessment 2020 is robust as it considers the whole housing market area and interlinkages between housing and economic growth.

Further Discussion Required:

- Which residential growth option each Council is going to be taking forward through the local plan process and the evidence to support it.
- How each authority is proposing to meet the need (and site allocations).

4.2 Economy

The latest joint Economic Needs Assessment update was produced in 2020 by Turley Associates and has been published by each authority.

At Issues and Options stage neither Council has identified site allocations. However, Newcastle-under-Lyme Local Plan sought comments on 2 strategic scale employment site locations (over 25ha).

Agreed:

- Perform as a joint functional economic area.
- The methodology for the scenarios for growth presented in the joint Economic Needs Assessment 2020 is robust as it considers the whole functional economic area and interlinkages between housing and economic growth.

Further Discussion Required:

- Which employment growth option each Council is going to be taking forward through the local plan process and the evidence to support it.
- How each authority is proposing to meet the need (and site allocations) with specific reference to:
 - The principle of strategic employment sites including Keele University and Junction 16 of the M6 (Newcastle-under-Lyme).

4.3 Gypsy and Travellers

The Gypsy and Traveller and Travelling Showperson Accommodation Needs Assessment was commissioned jointly and produced by Arc 4 in 2020. The targets are specific to the individual authority. The nature of provision means that it must be located in the individual Local Authority area to meet that authority areas specific need.

Agreed:

- Each authority will meet its own Gypsy and Traveller need.

Further Discussion Required:

- Approach to meeting the need for transit pitches.

4.4 Transportation:

The North Staffordshire Multi-Modal Transport Model is being used to undertake forecasts of future traffic levels and conditions and the assessment of scenarios such as providing additional development and transport improvements.

Agreed:

- Transport network of Stoke and Newcastle are interlinked and both areas road network feeds onto the strategic highway network of the A500 and M6.
- The North Staffordshire Multi-Modal Transport Model is the accepted model for modelling the transport network across both authority areas.
- Site allocations from both Local Plans and solution schemes will need to be modelled.
- Each respective Authority will feed into the model in a timely manner when requested.

Further Discussion Required:

- Any issues arising from future modelling work.

4.5 Air Quality:

Newcastle has 4 designated Air Quality Management Areas:

- Little Madeley
- Newcastle-under-Lyme town centre
- Kidsgrove town centre
- May Bank, Wolstanton and Porthill

Stoke City has a designated Air Quality Management Area Order 2011 which covers 10 different monitoring areas within its boundary.

In 2018 the Government issued a Ministerial Direction to the Borough and City Councils, requiring the preparation of a local air quality plan (across authority boundaries) between Etruria and Basford.

Transport solutions to reduce traffic and ensuring a free-flowing transport network are critical to prevent the cumulative impact of development decreasing air quality.

Agreed:

- NO₂ needs to be monitored to safeguard air quality.

Further Discussion Required:

- The location of proposed development sites and the cumulative impact of additional vehicles on air quality.

4.6 Retail:

Newcastle-under-Lyme and Stoke-on-Trent jointly commissioned Nexus to undertake a retail and leisure study which was completed in 2019. This set a recommended retail hierarchy as well as town centre boundaries and retail impact thresholds.

Agreed:

- The conurbation has an interrelated network of retail centres and retail parks.
- Any strategic scale retail plans could impact upon the vitality and viability of other Centres.

Further Discussion Required:

- Any strategic scale retail which could result in cross boundary issues.
- Proposals for new or additions to retail areas:
 - Consider the impact on adjoining centres (particularly where they are in the retail impact threshold distance or where they are at odds with the current hierarchy).

4.7 Green Belt:

The Councils' Green Belt forms part of the wider North Staffordshire Green Belt designated in 1967 and is contiguous with the Green Belt in Cheshire East, Staffordshire Moorlands and Stafford.

The Councils jointly commissioned ARUP to undertake a Green Belt Assessment in two parts with the first part completed in 2017 and second in 2020.

Whilst the assessment acknowledges different forms, scales and functions of the Green Belt for the two authorities, the original four aims of the 1967 designation of the North Staffordshire Green Belt were largely related to avoiding the coalescence of distinct settlements, particularly with the Potteries conurbation.

Agreed:

- Amendments to the Green Belt should not result in the coalescence of settlements across the two authority areas.
- The joint methodology (set out in the ARUP Green Belt Assessment) should be used to review Green Belt boundaries.

Further Discussion Required:

- Impact of Green Belt amendments on areas located between Newcastle-under-Lyme and Stoke-on-Trent.
- New Green Belt evidence:
 - Further Green Belt evidence; or
 - Deviation from the agreed methodology

4.8 Infrastructure:

Joint working and consideration of proposed allocations for development will enable identification of any cross-boundary infrastructure requirements including water, utilities, health and education.

Water services are provided by Severn Trent Water and wastewater services are provided by both Severn Trent Water and United Utilities Group.

Agreed:

- Both Authorities will produce an individual Infrastructure Delivery Plan.
- Liaison will be maintained with Staffordshire County Council and other infrastructure providers as required.

Further Discussion Required:

- Cross-boundary infrastructure issues, requirements and opportunities.
- Collective impacts (Identify, mitigate, cost and funding).

4.9 Ecology, Open Space and blue/green infrastructure

Newcastle under Lyme borough contains some of the designated Midlands Meres and Mosses Phase 1 Ramsar sites, both within and beyond the north western edge of the administrative boundary.

Agreed:

- Habitats, green and blue corridors that connect (or where opportunities for connectivity exist) across the Authorities boundaries will be identified and opportunities for improvement sought where required.
- A joint strategic approach for the care, management and enhancement of the existing green and blue infrastructure is required to ensure that the wider benefits of the network are maximised.
- There are no cross boundary European designated sites or SSSI's.

Further Discussion Required:

- Any significant changes, particularly any loss to open space and playing pitch provision that could have strategic cross boundary implications.

4.10 Flood risk/drainage

The River Trent flows from the north east to the south west through the centre of Stoke-on-Trent with two other tributaries forming Main Rivers (Fowlea Brook and Lyme Brook). The Lyme Brook originates in Newcastle-Under-Lyme. The River Lea is also found in the west of Newcastle-under-Lyme. The two Authority areas are both in the Severn Trent Water Resource Zone.

The Strategic Flood Risk Assessment produced for Newcastle by JBA in 2019 identifies cross boundary implications and considers that development in Newcastle-under-Lyme is more likely to have the potential to increase flood risk outside of the Borough, rather than development in other local authority areas affecting the Borough.

Agreed:

- New development should not increase the risk of flooding elsewhere.

Further Discussion Required:

- Proposed site allocations and the subsequent flood risk impact.
- Level 2 Strategic Flood Risk Assessments and Water Cycle Study.

5. Governance Arrangements

How decisions on the SCG will be managed and agreed

Stoke-on-Trent City Council Cabinet has granted delegated powers to the City Director and Director of Housing, Development and Growth, in consultation with the Cabinet Member for Regeneration, Infrastructure and Heritage to enter into this statement of common ground agreement.

Newcastle-under-Lyme Borough Council has no delegated decisions with respect of the Duty to Cooperate. Strategic matters will be presented to the Portfolio Holder for Strategic Planning and the Executive Director for Growth and Regeneration who will determine the procedure for entering into the Statement of Common Ground..

Monthly informal officer liaison meetings are in place to keep each Council informed of progress. Six monthly formal minuted meetings are undertaken which follow an agenda containing the cross boundary matters identified in this statement.

Decision making on cross boundary issues will be done through formal channels for each Authority.

Any points which cannot be resolved through officer discussion and sign off by individual Authority decision-making channels may trigger a meeting between the authorities of the Chief Executive Officer's and elected leaders. If points are not able to be agreed/resolved this will be detailed in future iterations of this Statement of Common Ground.

6. Current Local Development Scheme Timetable

LPA	Present Plan Adoption	Proposed Plan Review Date	Target Reg.18 Issues and Options Date	Target Reg.18 Draft Plan	Target Reg.19 Date	Target Submission Date
SOT	Oct 2009	Jan 2021	Spring 2021	Winter 2021	Spring 2022	Summer 2022
NUL	Oct 2009	Jan 2021	Autumn 2021	Autumn 2022	Summer 2023	Winter 2023

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND CHESHIRE EAST BOROUGH COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Cheshire East Borough Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Borough Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live' and updated as circumstances change, and agreement occurs on any outstanding issues.
- 1.3 It is acknowledged that NUL's Final Draft Local Plan is being prepared to an ambitious timetable requiring the need for early drafts of the SOCG to be prepared prior to the publication of all the key evidence required to support its proposals.
- 1.4 The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Borough Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Cheshire East Borough Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Cheshire East Borough Council will reach its own view on the content of the Newcastle-under-Lyme Final Draft Borough Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Borough Local Plan, the SOCG may be revisited, updated and finalised in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
 - Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke

- Cheshire East Borough Council, Jeremy Owens (Development Planning Manager), Stuart Penny (Planning Policy & CIL Manager) & Stewart House (Principal Planning Policy Officer)

3. **Relevant Local Authorities and Geography**

3.1 Cheshire East Borough Council is unitary authority. Newcastle-under-Lyme is a borough council in the county of Staffordshire. The location of the two authorities are identified in the map below:-

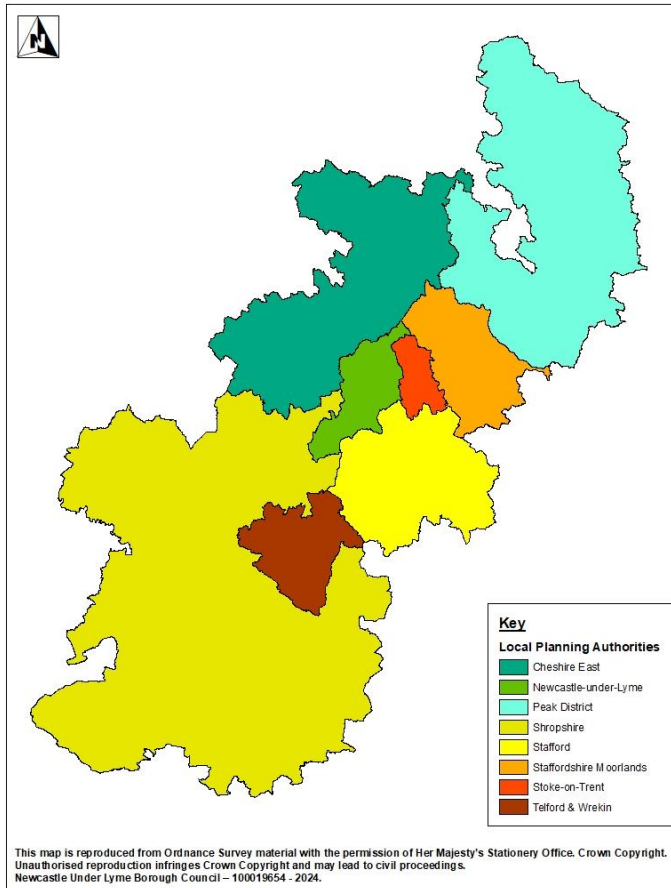


Figure 1: Newcastle-under-Lyme Borough in Context

3.2 The Cheshire East Local Plan Strategy (2017) and Site Allocations and Development Policies Document (2022) form part of the development plan for the Borough¹. The council has resolved to update the Local Plan Strategy in the form of the new-style local plan prepared under the government's proposed reform to the plan making system. The Local Development Scheme anticipates the adoption of a new Local Plan by 2028, assuming that the government publishes the necessary regulations and national policy to enable a formal start to be made on new style plans towards the end of 2024. Even if this happens, the timetable is also dependent on the government allowing Cheshire East to commence the

¹ Made Neighbourhood Plans the saved policies within the Cheshire Replacement Minerals Local Plan (1999) and Cheshire Replacement Waste Local Plan (2007) also form part of the development plan.

preparation of a new style local plan straight away. The Local Development Scheme for Cheshire East Borough Council can be accessed here:- <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cheshire-east-local-development-scheme.pdf>

- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The borough council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be accessed here:-<https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>
- 3.4 Given the respective timescales for the preparation of Local Plan documents, this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Cheshire East Local Plan at an appropriate time in its preparation process. However, Duty-to-Co-operate discussions will continue as both Local Plans documents progress.

4. Strategic Matters and Record of Agreement

Housing

- 4.1 The parties agree that Cheshire East and Newcastle-under-Lyme Borough Council form separate housing market areas.
- 4.2 The parties agree that following engagement on this matter, that Cheshire East is unable to accommodate any unmet housing need from Newcastle-under-Lyme. The parties also agree that Cheshire East has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.

Economy

- 4.3 The parties agree that Cheshire East and Newcastle-under-Lyme Borough Council form separate functional economic areas.
- 4.4 The parties agree that following engagement on this matter, the councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through the preparation of its local plan.

Gypsy and Travellers / Travelling Showpeople

- 4.5 Newcastle-under-Lyme has commissioned evidence in the form of an update to its Gypsy and Traveller and Travelling Showperson Needs Assessment (Arc4, 2024).

- 4.6 Following engagement on this matter, the parties agree that NuL will meet its own Gypsy and Traveller and Travelling Showperson need.

Transportation

- 4.7 The parties agree to ongoing discussions regarding transport matters. Cheshire East Council have been involved with discussions on Transport through the steering group for the Strategic Transport Assessment prepared by consultants on behalf of Newcastle-under-Lyme Borough Council. Cheshire East Council reserve their position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Education

- 4.8 The parties agree that the matter of education and cross boundary pupil movements stems from discussions held to inform the Cheshire East Local Plan Strategy (adopted in 2017). Both parties agree that, following engagement on this matter, that information sharing will continue between Cheshire East and Staffordshire County Council on an operational basis rather than a strategic cross boundary matter for the Local Plan.

Strategic Employment Sites

- 4.9 Cheshire East Council raised a number of issues in their consultation response to the First Draft Local Plan, including the justification for and sustainability of the possible site at Junction 16 of the M6. There have been discussion and engagement on the potential strategic employment locations in the First Draft Newcastle-under-Lyme Local Plan including inviting Cheshire East onto the steering group for the Council's Strategic Transport Assessment. Discussion will continue regarding strategic employment sites in the Final Draft Newcastle-under-Lyme Borough Council Local Plan. Cheshire East Council reserve their position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

5. Duty-to-Co-operate Agreement



- 5.1 The parties agree that the two councils have engaged constructively and actively on strategic cross boundary matters to date and will continue to do so as the Plan reaches its Final Draft (Regulation 19) stage and beyond. The parties recognise that there are outstanding issues and that both will continue to work closely and where relevant with other prescribed bodies on strategic cross boundary issues.

6. Signatories and Governance Arrangements

- 6.1 In terms of governance, the authorities agree:

- that in response to any new evidence / changes in circumstances, informal discussions will occur between the local authorities on the cross-boundary issues referred to in this SoCG in the form of officer level meetings with escalation of matters to Councillor level where necessary;
- that this SoCG will be reviewed when required including adding additional issues that may be identified through the process of forming the local plan;
- to continue to work in the spirit of co-operation, whilst acknowledging each other's' timetables and timescales; and
- To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

6.2 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan.

Cheshire East Borough Council	Newcastle-under-Lyme Borough Council
Name: David Malcolm	Name: Craig Jordan
Position: Head of Planning	Position: Service Director Planning
Date Agreed: 9/7/2024	Date Agreed: 07/06/2024
Signature: 	Signature: 



Working for a brighter future together
Environment and Neighbourhood Services
1st Floor, Westfields
c/o Municipal Buildings
Earle Street
CREWE
CW1 2BJ

Allan Clarke
Planning Policy Manager

Newcastle-under-Lyme Borough
Council

Sent by email only

www.cheshireeast.gov.uk

DATE: 8 March 2023

OUR REF: SP/SP25/xi

Dear Allan,

Re: Duty to Co-operate, NUL unmet housing need

I write in response to your letter dated 5 December 2022 in which you seek to understand whether Cheshire East Council is able to assist in accommodating a proportion of Newcastle under Lyme's housing need within Cheshire East.

I appreciate that, at this stage, we have not been able to review the full extent of evidence to demonstrate that Newcastle is unable to meet its own housing need in full. That said, I think two of the substantive reasons set out in our previous letter to you explaining why Cheshire East could not agree to your request still apply.

Firstly, that the Cheshire East Local Plan Strategy has established that Cheshire East is its own housing market area. Therefore, it is not clear how Cheshire East agreeing to meet some of your housing numbers will actually address the identified housing needs of your Borough and its wider housing market area. It follows that the provision of housing outside of your housing market area may lead to unsustainable patterns of development from a travel and transport point of view. It risks increasing pressure on the transport infrastructure which connects our areas.

Secondly, that the practical issue of the mismatch in the timing of plan preparation remains. The Council's adopted Local Plan covers the plan period 2010 to 2030. It was prepared solely on the basis of meeting this Council's needs and, while we do currently have a healthy 5 year supply position, this belies the fact that the Council is still

addressing a position of housing under delivery from the start of the plan period (to the extent of around 762 homes at 31.3.22). Cheshire East Council has reviewed its Local Plan Strategy and decided that an update to it is necessary. However, this is at the very start of the plan-making process and will take a number of years to prepare. It will be informed by its own evidence of housing need and land supply. We don't know what that evidence will say and we are not yet in a position to understand what our own future needs will be and how/whether they might be accommodated. As you know, land was removed from the Green Belt in the current Local Plan Strategy to meet Cheshire East's development needs to 2030.

In summary, we are not able to agree to accommodate a proportion of Newcastle-under-Lyme's housing need. However, we appreciate the regular and constructive dialogue that we have regarding cross boundary matters.

Yours sincerely

Stuart Penny

Planning Policy & CIL Manager

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND STAFFORD BOROUGH COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Stafford Borough Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues. The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Stafford Borough Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Stafford Borough Council will reach its own view on the content of the Final Draft Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Local Plan, the SOCG may be revisited and updated in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
- Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke
 - Stafford Borough Council, Planning Policy Manager, Alex Yendole

3. Relevant Local Authorities and Geography

3.1 The two administrative areas of Newcastle-under-Lyme and Stafford Borough fall within the County of Staffordshire. The location of the two authorities are identified in the map below within the context of Staffordshire, Shropshire and parts of Cheshire:-

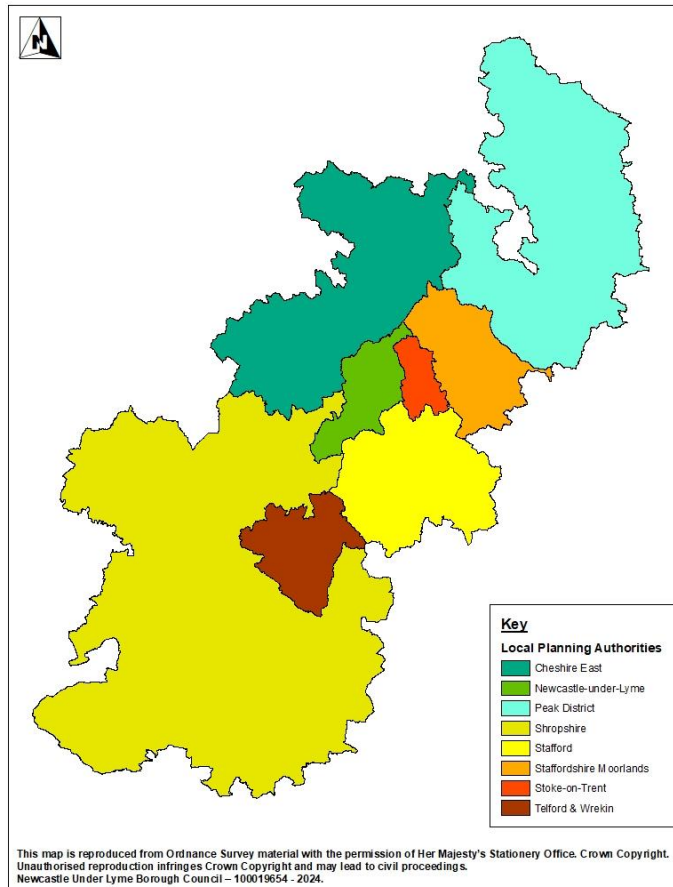


Figure 1: Newcastle-under-Lyme Borough in Context

- 3.2 The adopted Plan for Stafford Borough (June 2014) focuses the majority of new housing and employment provision at Stafford Town. The Borough Council is preparing a new Local Plan 2020-2040 to set out the future development strategy beyond the adopted Plan period of 2031, with the preferred options consultation completed in December 2022. The Local Development Scheme for Stafford Borough can be accessed here:- <https://www.staffordbc.gov.uk/local-development-scheme>
- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The Borough Council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be accessed

here:-<https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>

- 3.4 Given the respective timescales for the preparation of local plan documents, this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council's Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Stafford Borough Local Plan at an appropriate time in its preparation process. However, Duty-to-Co-operate discussions will continue as both Local Plans documents progress.

4. Strategic Matters and Record of Agreement

Housing

- 4.1 The parties agree that Stafford Borough Council and Newcastle-under-Lyme Borough Council form distinct housing market areas.
- 4.2 Newcastle-under-Lyme Borough Council has prepared a Housing and Economic Needs Assessment (HENA) (Turley's, 2024) and Stafford Borough has published an Economic & Housing Development Needs Assessment (EHDNA) in February 2020 (Lichfields, 2020). Using Government's standard methodology, the report calculates a local housing need of some 347 dwellings per annum, as at 31 March 2023 (which equates to 6,940 dwellings over the Plan period (2020-2040).
- 4.3 In accordance with the National Planning Policy Framework and Planning Practice Guidance, the HENA update has considered if there are circumstances which justify setting the local plan housing requirement above Local Housing Need (LHN) (as derived from the standard method). In relation to the local plan economic strategy (and associated population growth), projected employment land requirements and affordable housing, there is justification in setting the housing requirement above LHN. The housing requirement is therefore 400 dwellings per annum (8,000 dwellings over the Plan period (2020-2040).
- 4.4 The parties agree that, following engagement on this matter, that Stafford Borough is unable to accommodate any unmet housing need from Newcastle-under-Lyme. The parties also agree that Stafford Borough has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.

Economy

- 4.5 The parties agree that Stafford Borough and Newcastle-under-Lyme form distinct functional economic areas through the EHDNA and HENA.

- 4.6 Overall, the HENA identifies a projected employment land requirement of circa 83 hectares over the plan period 2020 – 2040. This is balanced against employment land supply of approximately 43 hectares as of March 2023.
- 4.7 The parties agree that, following engagement on this matter, that there has been no request from Stafford Borough to accommodate any unmet employment land need and the Councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Infrastructure / Transportation

- 4.8 The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. The parties agree to ongoing discussions regarding transport and infrastructure matters. Stafford Borough Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Gypsy and Travellers / Travelling Showpeople

- 4.9 Newcastle-under-Lyme has commissioned evidence in the form of an update to its Gypsy and Traveller and Travelling Showperson Needs Assessment (Arc4, 2024). Stafford Borough has published a Gypsy and Traveller Accommodation Assessment in March 2022 (arc4, 2022). The nature of provision means that each individual Council area will meet authority area specific need.
- 4.10 The parties agree that, following engagement on this matter, that each authority will meet its own Gypsy and Traveller and Travelling Showperson need.

Site Allocations

- 4.11 Both parties agree to ongoing discussion regarding site LW53 (land corner of Muclestone Wood Lane & Rock Lane, Loggerheads) in the light of emerging evidence. Stafford Borough Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

5. Duty-to-Co-operate Agreement

- 5.1 The parties agree that Newcastle-under-Lyme has fulfilled its Duty-to-Co-operate with Stafford Borough Council in respect of the Final Draft Local Plan (2020-2040).
- 5.2 The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.




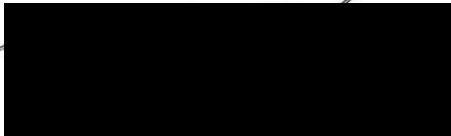
6. Signatories and Governance Arrangements

6.1 The two Borough Council's remain committed to working positively together, sharing information and best practice, where appropriate, throughout the final stages of their plan preparation and beyond.

6.2 In terms of governance, the authorities agree:

- that in response to any new evidence / changes in circumstances, informal discussions will occur between the local authorities on the cross-boundary issues referred to in this SoCG in the form of officer level meetings, with escalation of matters to Councillor level where necessary;
- that this SoCG will be reviewed when required, including adding additional issues that may be identified through the process of forming the local plan;
- to continue to work in the spirit of collaboration, whilst acknowledging each others' timetables and timescales; and
- To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

6.3 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan.

Stafford Borough Council	Newcastle-under-Lyme Borough Council
Name: Dean Piper	Name: Craig Jordan
Position: Head of Economic Development & Planning	Position: Service Director Planning
Date Agreed: 10/06/2024	Date Agreed: 10/06/2024
 	 



Mr A Clarke
Planning Policy Manager
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

CONTACT	Alex Yendole
DIRECT DIAL	[REDACTED]
EMAIL	[REDACTED]
OUR REF	2022 DTC Stafford2
YOUR REF	AY/766
DATE	3 April 2023

By post and e-mail

Dear Mr Clarke

Re: Duty to Co-operate, NUL unmet housing need

Thank you for the letter to Stafford Borough Council (dated 5 December 2022) from Jemma Marsh on behalf of Newcastle under Lyme Borough Council relating to unmet housing need and assistance from Stafford Borough Council. As I understand it your Local Plan 2020-2040 is proposing a total housing requirement of 7,000 dwellings. With a focus on sustainable locations and an updated evidence base, to be published alongside the Draft Plan later this year, the current 'working assumption' shortfall amounts to 1,816 dwellings.

Following receipt of the letter on 5 December 2022 two Duty to Co-operate meetings have taken place between officers of Newcastle under Lyme and Stafford Borough Councils on 12 January 2023 and 8 March 2023. In the context of these meetings please accept this letter as a formal response to the requests made in your letter.

At this time Stafford Borough Council are not in a position to assist your authority in meeting the unmet housing shortfall of Newcastle under Lyme Borough Council due to the Stafford Borough Local Plan 2020-2040 being in the early stages of plan-making, having recently completed the Regulation 18 consultation. It is also noted that the functional linkages, as reflected by the separate housing market areas of our two authorities together with current transport connectivity, are less prominent than with other areas.

Should you wish to discuss this matter further please do not hesitate to contact me to arrange a further meeting.

Yours sincerely,

[REDACTED]
Alex Yendole
Strategic Planning & Placemaking Manager

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Staffordshire Moorlands District Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues. The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Staffordshire Moorlands District Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Staffordshire Moorlands District Council will reach its own view on the content of the Final Draft Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Local Plan, the SOCG may be revisited and updated in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
 - Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke
 - Staffordshire Moorlands District Council, Principal Planning Officer (Policy), Alasdair Cross

3. Relevant Local Authorities and Geography

3.1 Staffordshire Moorlands District Council and Newcastle-under-Lyme Borough Council are adjoining administrative areas fall within the County of Staffordshire. The location of the two authorities are identified in the map below:-

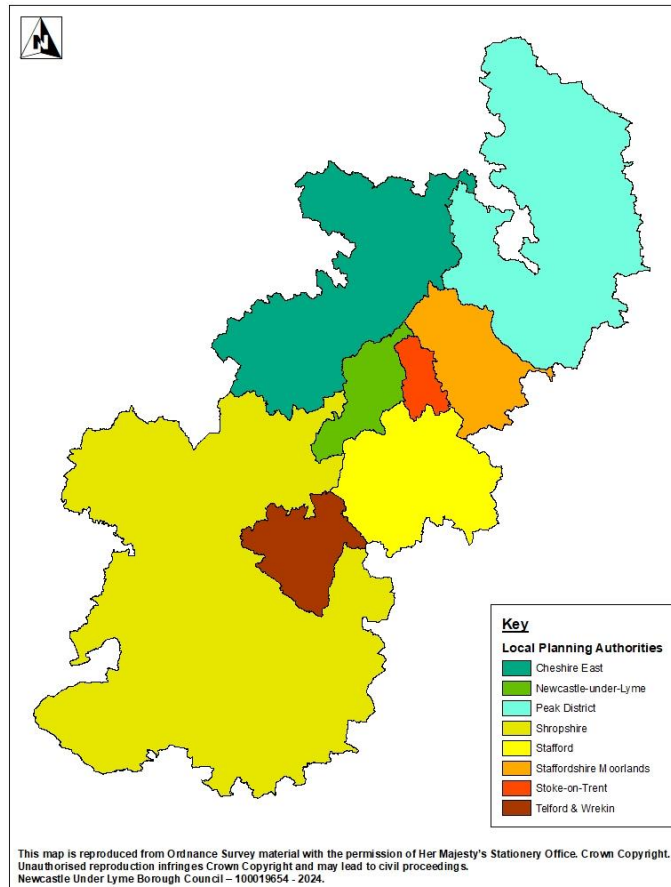


Figure 1: Newcastle-under-Lyme Borough in Context

- 3.2 The Staffordshire Moorlands Local Plan was adopted in 2020 and sets out the Council's vision and strategy for the district until 2033. The Local Development Scheme anticipates a review of the Local Plan in 2025, following the initial assessment if an update to the Local Plan is required, then the adoption of an update to the Plan is not anticipated until the summer of 2028. The Local Development Scheme can be viewed here:- <https://www.staffsmoorlands.gov.uk/article/3488/Local-Development-Scheme>
- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The Borough Council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be accessed

here:-<https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>

- 3.4 Given the respective timescales for the preparation of local plan documents, this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council Local Plan. A separate SOCG may be prepared regarding the issues relevant to the Staffordshire Moorlands District Council at an appropriate time in its preparation process. However, Duty-to-Co-operate discussions will continue as both Local Plans documents progress.

4. Strategic Matters and Record of Agreement

Housing

- 4.1 The parties agree that Staffordshire Moorlands District Council and Newcastle-under-Lyme form distinct housing market areas.
- 4.2 Newcastle-under-Lyme Borough Council has prepared a Housing and Economic Needs Assessment (HENA) (Turley's, 2024). Using Government's standard methodology, the report calculates a local housing need of some 347 dwellings per annum (which equates to 6,940 dwellings over the Plan period (2020-2040).
- 4.3 In accordance with the National Planning Policy Framework and Planning Practice Guidance, the HENA update has considered if there are circumstances which justify setting the local plan housing requirement above LHN (as derived from the standard method). In relation to the local plan economic strategy (and associated population growth), projected employment land requirements and affordable housing, there is justification in setting the housing requirement above LHN. The housing requirement is therefore 400 dwellings per annum (8,000 dwellings over the Plan period (2020-2040).
- 4.4 The parties agree that following engagement on this matter, that Staffordshire Moorlands District Council is unable to accommodate any unmet housing need from Newcastle-under-Lyme. The parties also agree that Staffordshire Moorlands District Council has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.

Economy

- 4.5 The parties agree that Staffordshire Moorlands District Council and Newcastle-under-Lyme form distinct functional economic areas.
- 4.6 Overall, the HEDA identifies a projected employment land requirement of circa 83 hectares over the plan period 2020 – 2040. This is balanced

against employment land supply of approximately 43 hectares as of March 2023.

- 4.7 The parties agree that following engagement on this matter, that there has been no request from Staffordshire Moorlands District Council to accommodate any unmet employment land need and the councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Infrastructure / Transportation

- 4.8 The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. Further engagement may take place following consultation on the Regulation 19 Local Plan on these matters and will be updated in subsequent versions of the SOCG.

Gypsy and Travellers / Travelling Showpeople

- 4.9 Newcastle-under-Lyme has commissioned evidence in the form of an update to its Gypsy and Traveller and Travelling Showperson Needs Assessment (Arc4, 2024). The status of the respective Local Plans and nature of provision means that each individual Council area will meet authority area specific need.
- 4.10 The parties agree that, following engagement on this matter, that each authority will meet its own Gypsy and Traveller and Travelling Showperson need.

5. Duty-to-Co-operate Agreement

- 5.1 The parties agree that Newcastle-under-Lyme has fulfilled its Duty-to-Co-operate with Staffordshire Moorlands District Council in respect of the Final Draft Local Plan (2020-2040).
- 5.2 The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.

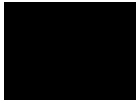

6. Signatories and Governance Arrangements

- 6.1 The Borough Council's remain committed to working positively together, sharing information and best practice, where appropriate, throughout the final stages of their plan preparation and beyond.
- 6.2 In terms of governance, the authorities agree:
- that in response to any new evidence / changes in circumstances, informal discussions will occur between the local authorities on the cross-boundary

issues referred to in this SoCG in the form of officer level meetings with escalation of matters to Councillor level where necessary;

- that this SoCG will be reviewed when required including adding additional issues that may be identified through the process of forming the local plan;
- to continue to work in the spirit of collaboration, whilst acknowledging each other's' timetables and timescales; and
- To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

6.3 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan.

Staffordshire Moorlands District Council	Newcastle-under-Lyme Borough Council
Name: Mark Trillo	Name: Craig Jordan
Position: Executive Director	Position: Service Director Planning
Date Agreed: 12.7.24	Date Agreed: 12/07/2024
Signature: 	Signature: 

Dealt with by: Holly Jones

Our Ref: DTC/Newcastle

Direct Dial: [REDACTED]

Your Ref:

Date: 13 March 2023

Jemma March
Planning Policy
Castle House
Barracks Road
Newcastle under Lyme
ST5 1BL

Dear Jemma,

Re: Duty to Co-operate, NUL unmet housing need

Thank you for the letter addressed to Mark James dated 5 December 2022. I would like to start by apologising for the lengthy delay in responding to you. Please note that Mark James has now left the two authorities and, pending recruitment of a permanent replacement, I will be acting in the interim and I would be grateful if you would update your records accordingly.

I have had an opportunity to review the letter and reflect on our recent meeting regarding the situation that you find yourselves with respect to not being able to meet your identified housing needs.

Under the current framework, Staffordshire Moorlands, as a neighbouring authority, will consider the potential to help meet some of this need, but the appropriate route through which to do this is through the plan making process.

The planning policy team cover both Staffordshire Moorlands and High Peak Borough Council and resource is currently focused on the review of the High Peak Local Plan which is at a very early stage. Staffordshire Moorlands adopted its Local Plan in September 2020 and the review of this plan will not commence for another couple of years. At this point in time we cannot advise whether we will be able to accommodate any housing need.

I note that you have not yet sought to look at sites within your Green Belt to accommodate your housing need. The relationship and geography of our two

authorities around Stoke-on-Trent is such that the land closest to our boundaries is within Green Belt within our administrative area. If we are to help meet some of your unmet housing need in the future it remains the view that the most appropriate place to do would be as close as possible to where the need arises, though this would likely necessitate in us looking at Green Belt release within our administrative area and it is questioned whether to do so in advance of your own through assessment would be logical.

We are happy to continue this dialogue and once we embark upon a review of the Staffordshire Moorlands Local Plan, we would be make an assessment of the potential to accommodate any unmet housing needs in accordance with the duty to cooperate should this still be an issue.

I hope the above is helpful and look forward to meeting you again soon.

Yours sincerely

Holly Jones
Planning Policy Adviser

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND SHROPSHIRE COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Shropshire Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues. The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Shropshire Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Shropshire Council will reach its own view on the content of the Final Draft Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Local Plan, the SOCG may be revisited and updated in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
 - Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke
 - Shropshire Council, Planning Policy and Strategy Manager, Eddie West

3. Relevant Local Authorities and Geography

- 3.1 The two authorities adjoin each other. Shropshire is a unitary authority. Newcastle-under-Lyme is a Borough Council in the County of Staffordshire. The location of the two authorities are identified in the map below:-

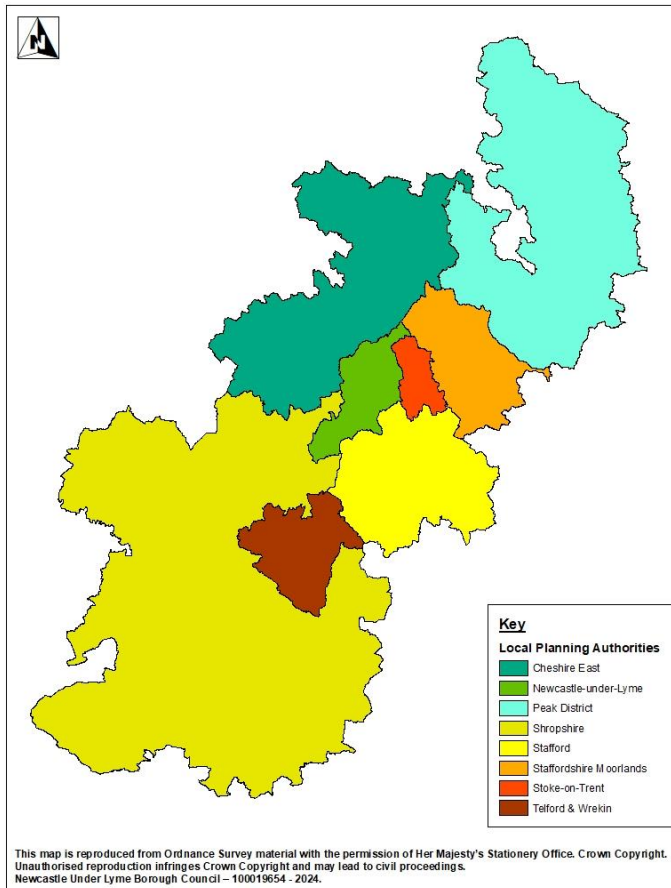


Figure 1: Newcastle-under-Lyme Borough in Context

- 3.2 Shropshire Council is currently at an advanced stage of a Local Plan Review. Specifically, the draft Shropshire Local Plan (2016-2038) is currently undergoing public examination. Newcastle-under-Lyme Borough Council and Shropshire Council have a signed statement of common ground in respect of the draft Shropshire Local Plan and associated plan making process. The Local Development Scheme for Shropshire can be accessed here:- [Local Development Scheme \(LDS\) | Shropshire Council](#)
- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The Borough Council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be accessed here:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>
- 3.4 Given the respective timescales for the preparation of local plan documents, this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council Local Plan. A separate SOCG has been prepared for the draft Shropshire Local Plan. However, Duty-to-Co-

operate discussions will continue as both Local Plans documents progress.

4. Strategic Matters and Record of Agreement

Housing

- 4.1 The parties agree that Shropshire Council and Newcastle-under-Lyme form distinct housing market areas.
- 4.2 Newcastle-under-Lyme Borough Council has prepared a Housing and Economic Needs Assessment (HENA) (Turley's, 2024). Using Government's standard methodology, the report calculates a local housing need of some 347 dwellings per annum (which equates to 6,940 dwellings over the Plan period (2020-2040).
- 4.3 In accordance with the National Planning Policy Framework and Planning Practice Guidance, the HENA update has considered if there are circumstances which justify setting the local plan housing requirement above LHN (as derived from the standard method). In relation to the local plan economic strategy (and associated population growth), projected employment land requirements and affordable housing, there is justification in setting the housing requirement above LHN. The housing requirement is therefore 400 dwellings per annum (8,000 dwellings over the Plan period (2020-2040).
- 4.4 The parties agree that following engagement on this matter, that Shropshire is unable to accommodate any unmet housing need from Newcastle-under-Lyme. The parties also agree that Shropshire has not made a request to Newcastle-under-Lyme to accommodate any potential unmet housing need related to the preparation of their local plan.

Economy

- 4.5 The parties agree that Shropshire Council and Newcastle-under-Lyme form distinct functional economic market areas.
- 4.6 Overall, the HENA for Newcastle-under-Lyme Borough Council identifies a projected employment land requirement of 83 hectares over the plan period 2020 – 2040. This is balanced against employment land supply of approximately 43 hectares as of March 2023.
- 4.7 The parties agree that following engagement on this matter, that there has been no request from Shropshire to accommodate any unmet employment land need and the councils agree that Newcastle-under-Lyme will provide for its own employment land requirement through preparation of its local plan.

Infrastructure / Transportation

- 4.8 The Newcastle-under-Lyme Local Plan, at Regulation 19 stage, will be supported by an Infrastructure Delivery Plan and Strategic Transport Assessment. The parties agree to ongoing discussions regarding transport and infrastructure matters. Shropshire Council reserve its position until there has been an opportunity to review the Final Draft Newcastle-under-Lyme Borough Council Local Plan and its evidence base.

Gypsy and Travellers / Travelling Showpeople

- 4.9 Newcastle-under-Lyme has commissioned evidence in the form of an update to its Gypsy and Traveller and Travelling Showperson Needs Assessment (Arc4, 2024). The status of the respective Local Plans and nature of provision means that each individual Council area will meet authority area specific need.
- 4.10 The parties agree that, following engagement on this matter, that each authority will meet its own Gypsy and Traveller and Travelling Showperson need.

5. Duty-to-Co-operate Agreement

- 5.1 The parties agree that Newcastle-under-Lyme has fulfilled its Duty-to-Co-operate with Shropshire Council in respect of the Final Draft Local Plan (2020-2040).
- 5.2 The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.

6. Signatories and Governance Arrangements

- 6.1 The Council's remain committed to working positively together, sharing information and best practice, where appropriate, throughout the final stages of their plan preparation and beyond.
- 6.2 In terms of governance, the authorities agree:
- that in response to any new evidence / changes in circumstances, informal discussions will occur between the local authorities on the cross-boundary issues referred to in this SoCG in the form of officer level meetings with escalation of matters to Councillor level where necessary;
 - that this SoCG will be reviewed when required including adding additional issues that may be identified through the process of forming the local plan;
 - to continue to work in the spirit of collaboration, whilst acknowledging each other's' timetables and timescales; and
 - To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

- 6.3 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan. This is with the intention of producing a final Statement of Common Ground in relation to the Newcastle-under-Lyme Local Plan

Statement of Common Ground between Shropshire Council and Newcastle-under-Lyme Borough Council

Date: August 2021

1. Introduction

- 1.1. The National Planning Policy Framework (2019) (NPPF), specifies that Local Planning Authorities are “*under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries*”¹.
- 1.2. The NPPF also specifies that “*in order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency*”².

2. Purpose

- 2.1. This Statement of Common Ground (SoCG) has been produced to support the Shropshire Council Local Plan Review (2016-2038). Newcastle-under Lyme Borough Council are at an earlier stage of plan preparation on their Local Plan Review, and are due to consult on an Issues and Options paper in autumn 2021. It has therefore been agreed that it is appropriate to consider any further strategic cross boundary issues to support the Newcastle-under-Lyme Local Plan Review as part of a separate SoCG at an appropriate time in their plan preparation timetable. This SoCG sets out how Shropshire Council and Newcastle-under-Lyme Borough Council have positively engaged in order to fulfil the Duty to Cooperate requirements in relation to the Shropshire Council Local Plan Review (2016-2038).

3. Scope

- 3.1. The National Planning Practice Guidance (NPPG) provides details on the scope of a SoCG, which can be summarised as follows:
 - The plan-making authorities responsible for joint working detailed in the statement;
 - A description and map of the administrative areas covered by the statement, and a brief justification for these area(s);
 - The key strategic matters being addressed by the statement;
 - Governance arrangements for the cooperation process;
 - If applicable, the housing requirements (if known) within the area covered by the statement;
 - Distribution of needs or the process for agreeing distribution of needs (including whether there is and the distribution of unmet needs);
 - A record of where agreements have (or have not) been reached on key strategic matters, including the process for reaching agreements on these; and
 - Any additional strategic matters to be addressed by the statement which have not already been addressed.

¹ MHCLG, (2019), NPPF – Paragraph 24

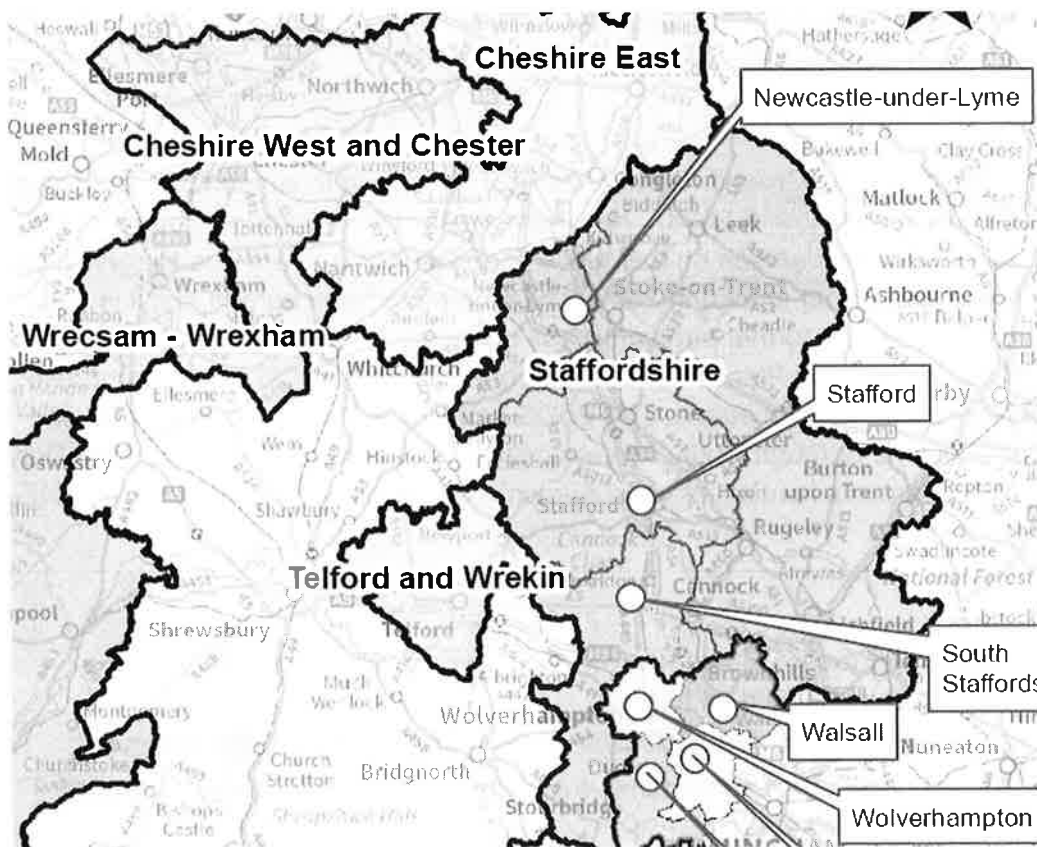
² MHCLG, (2019), NPPF – Paragraph 26

3.2. The NPPG also recognises that *“The level of cooperation detailed in the statement is expected to be proportionate to the matters being addressed. The statement is expected to be concise and is not intended to document every occasion that strategic policy-making authorities meet, consult with each other, or for example, contact prescribed bodies under the duty to cooperate. The statement is a means of detailing key information, providing clear signposting or links to available evidence on authorities’ websites”*³.

4. Relevant Local Authorities and Geography

4.1. This SoCG has been prepared jointly by Shropshire Council and Newcastle-under-Lyme Borough Council. As neighbouring Local Planning Authorities, it is important that effective duty to cooperate discussions are undertaken regarding strategic matters that cross administrative boundaries.

4.2. The below map illustrates the location of Shropshire Council and Newcastle-under-Lyme Borough Council:



5. Duty to Cooperate

Shropshire Council Local Plan Review

5.1. The Shropshire Local Plan currently comprises the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with adopted formal Neighbourhood Plans. On completion of the review process, the Core Strategy and SAMDev Plan documents will be replaced by the ‘Shropshire Local Plan’ (2016-2038) document (with the exception of any saved policies), supported by any adopted formal Neighbourhood Plans.

³ MHCLG, (2019), NPPG – Plan Making, Paragraph: 011 Reference ID: 61-011-20190315

- 5.2. The Shropshire Local Plan will include strategic and detailed policies, together with site allocations for a Plan period 2016 to 2038.
- 5.3. There has been ongoing and active engagement between Shropshire Council and Newcastle-under-Lyme throughout the Shropshire Council Local Plan Review. Specifically:
- Duty to Cooperate discussions have occurred at appropriate times during the Local Plan Review process. These discussions took place within the context of Newcastle-under-Lyme Borough Council preparing a joint Local Plan with Stoke-on-Trent up until December 2020.
 - Newcastle-under-Lyme Borough Council have been consulted during the various 'Regulation 18' Consultations undertaken to inform the Shropshire Local Plan Review. The Local Plan Review consultation periods thus far are as follows:
 - Issues and Strategic Options Consultation – 23rd January 2017 to 20th March 2017.
 - Preferred Scale and Distribution of Development Consultation – 27th October 2017 to 22nd December 2017.
 - Preferred Sites Consultation – 29th November 2018 to 8th February 2019.
 - Strategic Sites Consultation – 1st July 2019 to 9th September 2019.
 - Regulation 18: Pre-Submission Draft of the Shropshire Local Plan – 3rd August 2020 – 30th September 2020.
 - Newcastle-under-Lyme Borough Council were also consulted as part of the 'Regulation 19' Consultation undertaken to inform the Shropshire Local Plan Review.
 - Duty to Cooperate discussions have taken place at appropriate times as the Local Plan Review progressed.

Newcastle-under-Lyme Borough Council Local Plan

- 5.4 On 13 January 2021 members of Newcastle-under-Lyme Cabinet resolved to undertake the production of a new Borough Local Plan independent of Stoke-on-Trent City Council. A new Local Development Scheme has been prepared to cover the period 2021-2024, setting out the preparation of the Newcastle-under-Lyme Borough Local Plan. Information on the LDS can be found here https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Local%20Development%20Scheme%202021-2024_0.pdf

6. Key Strategic Matters

Housing Market Areas

- 6.1. The Shropshire Council area is considered to represent a self-contained housing market area (HMA).
- 6.2. Similarly the Newcastle-under-Lyme Borough Council area comprises its own Housing Market Area although there are overlapping HMAs and strong migration links to the north and south.
- 6.3. It is acknowledged that the duty to cooperate is not restricted to just Local Planning Authorities within the same HMA. As such both Local Authorities continue to liaise closely in accordance with the Duty to Cooperate.

Housing Need and Requirement: Shropshire Council

- 6.4. Using Government's standard methodology, in 2020, Shropshire Council calculated a Local Housing Need (LHN) which applies to both the Local Planning Authority area and the Shropshire Council housing market area of some 1,177 dwellings per annum (equating to 25,894 dwellings over the 22 year plan period from 2016-2038). The assessment of need will be kept under review. Shropshire Council is proposing to meet the entirety of its LHN.
- 6.5. Shropshire Council currently understands that evidence prepared to inform the Local Plan Review being undertaken for the Association of Black Country Authorities (ABCA) indicates a significant unmet housing and employment land need within the Black Country, which forms part of the GBBCHMA, although the exact extent of these unmet has not yet been fully quantified through the Black Country's plan review. However, the NPPF is clear that strategic cross-boundary matters should be "dealt with rather than deferred", so as a result of Duty to Cooperate discussions with ABCA, Shropshire Council is proposing to contribute towards meeting unmet housing and employment land needs understood to be arising in the Black Country. Specifically, Shropshire Council is proposing to contribute around 1,500 dwellings and around 30ha of employment land towards unmet needs arising in the Black Country. Rather than identifying specific sites to achieve these contributions, they will form part of the wider housing and employment land requirements for Shropshire.

Green Belt: Shropshire Council

- 6.6. In order to achieve a sustainable pattern of development, Shropshire Council is proposing to accommodate development in such a way that helps make more sustainable, balanced, vibrant, resilient and self-reliant places in which to live and work. Specifically, the Local Plan Review intends to direct the majority of new development towards the larger settlements with the most extensive range of services, facilities and infrastructure to support it. However, it also allows for appropriate levels of development within rural areas, to support the longer-term sustainability of rural communities.
- 6.7. The eastern part of Shropshire is located within the West Midlands Green Belt. To inform the ongoing Local Plan Review, Shropshire Council has undertaken a Green Belt review. Whilst most additional development is proposed in locations outside the Green Belt, the strategic economic importance of the eastern part of the County, particularly the M54/A5 corridor, is a significant consideration. Impacts on longer term sustainability of Green Belt settlements due to constraints on their ability to meet their local development requirements have also been identified. There is also a need to facilitate the long-term sustainability of the occupiers of the RAF Cosford site, including the Midlands Air Ambulance Charity. As such a level of Green Belt release is proposed within the ongoing Local Plan Review.
- 6.8. In November 2019 Newcastle-under-Lyme Borough Council wrote to Shropshire Council requesting the Council give consideration to accepting some cross boundary housing needs, within the context of exploring all available options to the potential release of Green Belt. Shropshire Council responded to this request in April 2020, indicating that the Council were not able to accommodate any cross boundary development needs from Newcastle-under-Lyme.
- 6.9. Shropshire Council wrote to Newcastle-under-Lyme Borough Council in February 2020 requesting the Council give consideration to accommodate an element of Shropshire's

housing needs, and in particular in relation to the emerging Green Belt development requirements relating to the sustainable growth requirements of a number of specific settlements Newcastle-under-Lyme Borough Council responded to this request in April 2020, indicating the Authority were unable to accommodate any housing needs from Shropshire within their area.

7. Other Strategic Matters

Gypsies and Travellers: Shropshire Council

- 7.1. Shropshire Council has finalised an updated Gypsy and Traveller accommodation assessment (GTAA 2019). The updated GTAA refines the previously published GTAA (2017) by updating site information and considering public site management data to better understand and evidence site capacity and pitch turnover. Unauthorised encampment activity is also considered.
- 7.2. The evidence concludes that there is no current strategic requirement for allocation. However, the need to provide a permanent plot for Travelling Showpeople resident on a temporary site in Shropshire and potentially for public transit capacity to support private provision are identified. These requirements are proposed to be directly addressed by the Council, with a planning application for a travelling show persons site currently under consideration. In addition to the intended direct provision, policies within the ongoing Local Plan Review will facilitate the ongoing delivery of sites to meet arising needs. Shropshire thus intends on addressing its own needs for gypsy and traveller provision. There are no significant cross boundary strategic issues identified.

Minerals and Waste

- 7.3. Shropshire Council is engaging separately with Staffordshire County Council as the Mineral and Waste Authority for Staffordshire.

Development in Market Drayton

- 7.4. Market Drayton is located in the North-East of Shropshire, close to the boundary of Newcastle-under-Lyme Borough Council. The town is the fifth largest settlement within the Shropshire Council area and has been identified to act as a Principal Centre within the draft Local Plan. Draft Policy S11.1 of the Draft Local Plan identifies the growth requirements for Market Drayton, being 1,200 dwellings and 35ha of employment land over the plan period 2016-2038. At March 2019, 559 dwellings have either been completed or committed since 2016. A number of moderately scaled housing sites have therefore been proposed for allocation to the north of the A53 in order to deliver the residual housing requirement to 2038. These are detailed in Schedule S11.1 (i) of the draft Local Plan and identified on the Draft Policies Map. In recognition of the existing allocated employment commitments, the draft Local Plan does not seek to allocate any additional employment land to 2038.
- 7.5. At the strategic scale, given their proximity, it is recognised there is some potential for additional cross boundary traffic movements between the two authority areas from development in Market Drayton, although there is no evidence to indicate this would be significant. The strategy for Market Drayton provides for balanced growth incorporating 'saved' employment allocations from the existing SAMDev Plan, in order to support a level of self-containment to reduce the need for out-commuting. In addition, draft Policy DP25 provides the Council's approach to infrastructure provision resulting from new planned development. It states that "new development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead

to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through suitable developer contributions, unless the identified shortfall is being addressed by other means.” To inform the submission of the draft Local Plan a minor modification is proposed to the explanatory text to Draft policy DP25 which states, “It should be noted that consistent with the national CIL Regulations (as amended), CIL funds may be passed to bodies outside the area to deliver infrastructure that will benefit the development of the area”.

Neighbourhood Development Planning

- 7.6. Market Drayton Town Council were preparing a Neighbourhood Development Plan for the Town Council area, which also incorporated land in the three adjoining parishes of Moreton Say, Adderley and Norton in Hales. In 2018 this Neighbourhood Development Plan was subject to the Examination process and was not recommended to proceed to referendum. As a result no further work has taken place on this Neighbourhood Development Plan.
- 7.7. A separate Neighbourhood Development Plan is currently in the early stage of preparation by Moreton Say, Adderley and Norton in Hales Parish Councils, although this has not yet reached its Regulation 14 Draft stage.

8. Matters of Agreement

- 8.1. Shropshire Council intends to meet their identified LHN within their Local Authority area through the Local Plan review up to 2038. The Duty to Cooperate conversations between the two authorities have agreed that neither authority was able to meet any additional need for housing above their own LHN. Shropshire will accommodate its own LHN within its area. It is acknowledged that the context and timeframe for the Newcastle-under-Lyme Local Plan Review has changed recently, and it is therefore appropriate for Newcastle-under-Lyme to review their position regarding the LHN as part of future Duty to Cooperate conversations with adjoining authorities, including Shropshire Council; as they progress their Local Plan Review.
- 8.2. Shropshire Council has explored with Newcastle-under-Lyme Borough Council their ability to sustainably accommodate the development requirements associated with specific settlements/sites within the Green Belt in Shropshire. Through the Duty to Cooperate conversations Newcastle-under-Lyme Borough Council have indicated they are not in a position to accommodate any of Shropshire’s proposed Green Belt release.

9. Matters of Disagreement

- 9.1. There are no matters that Shropshire Council and Newcastle-under-Lyme Borough Council disagree on.

10. Governance Arrangements

- 10.1. Governance arrangements are key to ensure that effective duty to cooperate discussions are undertaken and an appropriate SoCG prepared.
- 10.2. Updating of this SoCG will be linked to key milestones within the Local Plan process for the Local Planning Authorities involved.

11. Conclusions

- 11.1. The parties agree that:

- i) Shropshire Council has fulfilled its Duty to Cooperate with Newcastle-under-Lyme Borough Council.
- ii) The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.

12. Signatories

12.1. This SoCG has been agreed and signed by the following:

Shropshire Council	Newcastle-under-Lyme Borough Council
Name:	Name: 
Position:	Position: 
Date agreed:	Date a: 
Signature:	Signat: 

Appendix 13 – Shropshire Council response to NUL re NUL Unmet Housing Needs

RE: DTC Catch Up - Message (HTML)

File Message Tell me what you want to do...

Ignore Delete Reply Reply Forward Meeting More -

Classification * Descriptor * Markings

Set Label Options - Move Actions - Mark Unread Categorize Follow Up - Translate Related - Select - Zoom Send to OneNote Viva Insights Report Message -

Edward West [Redacted] | Allan Clarke; Greg Macrdechian; Dan Corden | 14/04/2023

RE: DTC Catch Up

You forwarded this message on 18/05/2023 10:38.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Dear Allan,

Firstly, apologies for the delay in responding.

I can confirm the minutes of our meeting on 6th March are fine.

With regard to your letter of December 2022, Shropshire Council acknowledges that Newcastle-under-Lyme Borough Council are now embarking on their own Local Plan as the previous joint working with Stoke-on-Trent has discontinued. We also understand that as part of this new plan making process additional evidence is being drafted regarding urban capacity, although at this stage Shropshire has not seen this and therefore is not in a position to comment, although the principle of ongoing Duty to Cooperate conversations is of course supported in order to identify genuinely strategic cross boundary matters.

Turning to the specific issues you are seeking our consideration...

- Shropshire has no evidence at this stage to question the level of housing shortfall in your area or 1,816 dwellings, but as discussed we have not interrogated the evidence behind this;
- Shropshire reiterates the current position with regard to the provision of any assistance already established in previous Duty to Cooperate correspondence between the Authorities, and established through the agreed SoCG (agreed in September 2021) which has informed Shropshire's own Plan making process. This confirms that Shropshire Council is not currently in a position to offer any assistance to accommodate any forecast unmet housing need from the Newcastle-under-Lyme area. This is due to a significant mismatch in the plan making cycle between the Authorities, as well as general concerns about the ability to achieve a genuinely sustainable pattern of development in doing so.

We would of course support continued constructive discussions moving forward, and at this stage we wish you the best in your Plan's continued development.

Kind regards,

Eddie West
Planning Policy and Strategy Manager
Shropshire Council
[Redacted]

DRAFT STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND STAFFORDSHIRE COUNTY COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared by Newcastle-under-Lyme Borough Council and Staffordshire County Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Local Plan (at Regulation 19 Stage). It reflects the position between the two parties on a number of strategic matters and shared issues.
- 1.2 The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues. The Statement also forms part of the evidence to demonstrate compliance with the Duty to Co-operate during the preparation of the Newcastle-under-Lyme Local Plan 2020-2040.

2. Purpose and List of Parties Involved

- 2.1 The parties involved include Newcastle-under-Lyme Borough Council and Staffordshire County Council.
- 2.2 This is a draft statement of common ground between planning officers involved in duty-to-co-operate discussions. The statement provides a record of officer discussions and how far this has gone towards resolving cross boundary issues. The information is an officer view and has not been through a formal sign off procedure by the Local Authorities. Staffordshire County Council will reach its own view on the content of the Final Draft Local Plan and may submit representations. Meetings will continue on an ongoing basis and the statement of common ground may be updated accordingly.
- 2.3 Following the consultation on the Final Draft Local Plan, the SOCG may be revisited and updated in response to the issues raised at the Regulation 19 consultation stage.
- 2.4 Officers involved
 - Newcastle-under-Lyme Borough Council, Planning Policy Manager, Allan Clarke
 - Staffordshire County Council, James Chadwick, Principal Planning Officer

3. Relevant Local Authorities and Geography

- 3.1 Newcastle-under-Lyme Borough Council is a Borough Council in the County of Staffordshire.

- 3.2 Staffordshire County Council is responsible for minerals and waste planning alongside matters including transport, education and has other areas of responsibility. Further information on the Minerals and Waste Plans, including information on the Local Development Scheme can be found here:- [Policy - Staffordshire County Council](#)
- 3.3 Between 2013 & 2020, Newcastle-under-Lyme Borough Council worked jointly with Stoke-on-Trent City Council to produce a joint Local Plan. A decision was taken in January 2021 to withdraw from the joint Plan and prepare a new Local Plan for Newcastle-under-Lyme. The Borough Council consulted on Strategic Issues and Options in 2021/22 and the First Draft Local Plan in the summer of 2023. The Local Development Scheme for Newcastle-under-Lyme Borough Council can be accessed here:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-development-scheme>
- 3.4 Given the respective responsibilities and timescales for the preparation of planning documents, including Minerals and Waste Plans, then this SOCG focuses on those issues relevant to Newcastle-under-Lyme Borough Council Local Plan.

4. Strategic Matters and Record of Agreement

Employment Land

- 4.1 The parties agree that there is a need to allocate employment land in the Borough and that there is a need for at least two strategic employment sites.

Education

- 4.2 The parties agree that following engagement on this matter that the Infrastructure Delivery Plan has been informed by discussions and input from Staffordshire County Council, including with the school organisation team. The IDP lists the known education infrastructure projects at this time.
- 4.3 The parties agree to ongoing discussion regarding education matters.
- 4.4 The parties agree that there is a need for the Borough Council to consider amendments to the Green Belt to accommodate the required extension to Madeley High School, following discussions with the school organisation team.

Transportation

- 4.5 The parties agree that officers from the County Council have been involved in the preparation of the Borough Council's Strategic Transport Assessment.
- 4.6 Discussions have also taken place with regards development management policies, which have informed the Council's Local Plan.

4.7 The parties agree to ongoing discussion regarding transport matters.

Infrastructure

4.8 The parties agree that officers from the County Council have been consulted on relevant infrastructure matters that have informed the development of the Infrastructure Delivery Plan.

4.9 The parties agree that the Borough Local Plan should include a reference to the potential need to increase household waste recycling centre capacity over the Plan period.

Archaeology / Historic Environment

4.10 The parties agree that officers from the County Council have been consulted on the Heritage Impact Assessment methodology prepared by Oxford Archaeology.

Flooding and Flood Risk

4.11 The parties agree that officers from the County Council have been consulted on the Strategic Flood Risk Assessment prepared to support the Borough Local Plan.

Public Health and Wellbeing

4.12 The parties agree that there has been constructive and ongoing discussions on health and wellbeing.

Employment and Skills

4.13 The parties agree that there has been constructive and ongoing discussions on Employment and Skills and that the Plan should have regard to the Staffordshire Employment and Skills Framework.

5. Duty-to-Co-operate Agreement

5.1 The parties agree that Newcastle-under-Lyme has fulfilled its Duty-to-Co-operate with Staffordshire County Council in respect of the Final Draft Local Plan (2020-2040).

5.2 The parties will continue to work positively together and where relevant with other prescribed bodies on strategic cross boundary issues.

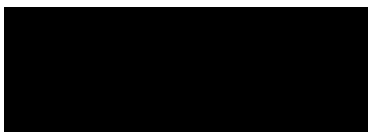
6. Signatories and Governance Arrangements

6.1 The Council's remain committed to working positively together, sharing information and best practice, where appropriate, throughout the final stages of their plan preparation and beyond.

6.2 In terms of governance, the authorities agree:

- that in response to any new evidence / changes in circumstances, informal discussions will occur between the authorities, including on any cross-boundary issues referred to in this SoCG, in the form of officer level meetings with escalation of matters to Councillor level where necessary;
- that this SoCG will be reviewed when required including adding additional issues that may be identified through the process of forming the local plan;
- to continue to work in the spirit of collaboration, whilst acknowledging each other's' timetables and timescales; and
- To respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.

6.3 The signatories of appropriate bodies will be sought following the consultation on the Newcastle-under-Lyme Regulation 19 Final Draft Local Plan. This is with the intention of producing a final Statement of Common Ground in relation to the Newcastle-under-Lyme Local Plan

Staffordshire County Council	Newcastle-under-Lyme Borough Council
Name: James Chadwick	Name: Craig Jordan
Position: Principal Planning Policy Officer	Position: Service Director - Planning
Date Agreed: 26 th June 2024	Date Agreed: 20 th June 2024
Signature: 	Signature: 