

City of Stoke-on-Trent Council Hearing Statement

In relation to STONE (Policies Stone 1-2)

Policy Stone 1 (Stone Town)

Policy Stone 2 (West & South of Stone)

Hearing Session – Tuesday 29th October 2pm

The City of Stoke-on-Trent Council **support** the overall housing strategy as set out within the Stafford Local Plan. This is reflected in the signed Duty to Co-operate Proforma. It is recognised that Stafford Borough Council's strategy is to ensure a balance in housing growth across the area but with a focus of new development at Stafford and a lesser extent at Stone and key service villages in rural areas. The strategy also includes the provision to phase the delivery of housing at Stone (500 units) to latter 10 years of the plan from 2021 – 2031.

The City of Stoke-on-Trent Council supports the need to carefully balance the development and delivery requirements in Stafford Borough which has been a key aspect of the plan throughout its plan production.

The strategy is based on supporting sustainable urban growth towards the larger service centre of Stafford and therefore restrains development around Stone given this is a smaller settlement in the hierarchy. This restraint also supports urban regeneration in North Staffordshire given the location of Stone and will help minimise the risk of continued out-migration from the City.

The adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2006 – 2026) is predicated on:

- Stemming out-migration from the city (Strategic Aims 1 and 2);
- Targeted regeneration (Policy SP1);
- Increasing sustainable urban growth in both housing and employment (Policies SP2; ASP1, ASP2 and ASP3);
- Creating strong centres (Policies ASP1, ASP2 and ASP3)
- Improving accessibility and social inclusion through providing for a compact sub-region of sustainable linked communities (Policy SP3)

The amount, distribution and timing of housing around Stone are part and parcel of an overall sound strategy for Stafford Borough. Policy Stone 1 and Stone 2 reflect the Borough Council's priority to concentrate development at Stafford in line with Spatial Principle 3 – Stafford Borough Sustainable Settlement Hierarchy and in line with its traditional role and function. This is in order to ensure that the right proportion of development is directed to the most appropriate settlements with access to sufficient services and facilities to support development, an approach found sound at examination and subsequently adopted in the case of Stoke-on-Trent and Newcastle-under-Lyme.

The submitted policy wording in Policy Stone 1 and 2 provides support towards urban regeneration strategies (both within Stafford Borough and in adjoining areas) and reflects a sound plan-led approach across the whole plan period. This approach is supported by national policy and ensures

the most efficient use of brownfield land and development locations to create sustainable settlements.

The Plan for Stafford has therefore been positively prepared and effectively recognises existing adopted strategies in adjoining areas. The plan is consistent with national policy and is the most appropriate strategy to ensure sustainable urban growth.