

# **Appendix One**

## **NEIGHBOURHOOD PLAN BRIEFING NOTE**

August 2025

### **Context**

The Neighbourhood Plan covers the Parish of Betley, Balterley and Wrinehill and is an integral part of the Borough Council's Development Plan for development control.

It was adopted by the Borough Council in January 2022 and is a key component when determining Planning Applications.

The Local Plan (2020-2040) covers the entire Borough of Newcastle-under-Lyme and was submitted on 20 December 2024 to the Secretary of State for independent examination

An Inspector was appointed to consider the Local Plan and its supporting evidence and a Programme Officer appointed to work on the Inspectors behalf to organise and manage, administer procedure of the examination process.

This Neighbourhood Plan Briefing Note is in 4 sections: -

1. Introduction
2. Vision and Objectives
3. The Plan Policies
4. Three maps showing, the Parish and Green Belt, the Village Envelope, and the Conservation Area

The full Neighbourhood Plan runs to over 100 pages and is available on the Newcastle Borough web site [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk)

### **1. Introduction**

The Green Belt covers the entire parish apart from the 'Betley Village Envelope' (Map 1). Development is only permitted in the Green Belt in exceptional circumstances, e.g. Balterley Aquarium site was re-developed for housing because it was a previously developed 'brownfield site'.

Development in 'Betley Village Envelope' (Map 2) is permitted subject to the policies of the Neighbourhood Plan.

Betley Conservation Area (Map 3) includes part of the village envelope and where specific conservation area policies apply.

The Neighbourhood Plan enables Parish Councillors to use policies to assess major planning applications. These include; new residential development, significant extensions and works requiring Listed Building Consent.

## 2. Vision and Objectives

The core of the Neighbourhood Plan vision is, by 2037, to maintain and improve the quality of life of people in the Parish and protect the rural environment and heritage

Six objectives (*pages 9-10 in the Plan*) seek to achieve this vision: -

- To promote sustainable development
- To conserve and enhance the built environment
- To protect and enhance the rural character and landscape
- To support appropriate new housing
- To reduce the impact of traffic and improve safety
- To maintain local services and facilities

### Neighbourhood Plan Policies

There are ten detailed Neighbourhood Plan policies to consider with any planning application. Each policy has been given a reference number e.g. BBW1 to BBW10.

These detailed policies can run to 2 to 3 pages and are summarised below: -

**BBW1 - To promote sustainable development:** proposals should, where appropriate, consider; quality design, local character of buildings and natural environment together with traffic impact and flood risk (*ref NP pages 23, 24, 25*).

**BBW2 – New Housing in Betley Village envelope** should consider the impact on existing buildings and provide suitable gardens, parking, and access (*ref NP page 28*).

**BBW3 – New housing should provide a mix of** tenure, type, and size especially for smaller housing for first time buyers and downsizing households. Special provision may be made for new housing on ‘rural exception sites’ for local people (*ref NP page 29*)

**BBW4 – Detailed design requirements** for new development should be sympathetic to surrounding buildings in scale, mass, height, materials, density and treatment to boundaries and off-road parking (*ref NP pages 33 and 34*).

**BBW5 – Within Betley Conservation Area** new development and conversions must preserve and enhance the special historic and architectural character of the Conservation Area (*ref NP pages 4 and 48*).

**BBW6 – Recognising the countryside character**, and protecting valued landscape including boundary treatments, hard and soft landscaping, native species, key views, and maintaining the physical separation of settlements (*ref NP pages 61 and 62*).

**BBW7 – Supporting conversions for small scale business development** considering; safe access, traffic impact, parking, local amenity, and local character (*ref NP pages 71 and 72*).

BBW8 –**Homeworking** will be supported where permission is required for the provision of accommodation for home base working, which does not compromise residential amenity or highway safety, and incorporates high speed broadband (*ref NP page 73*).

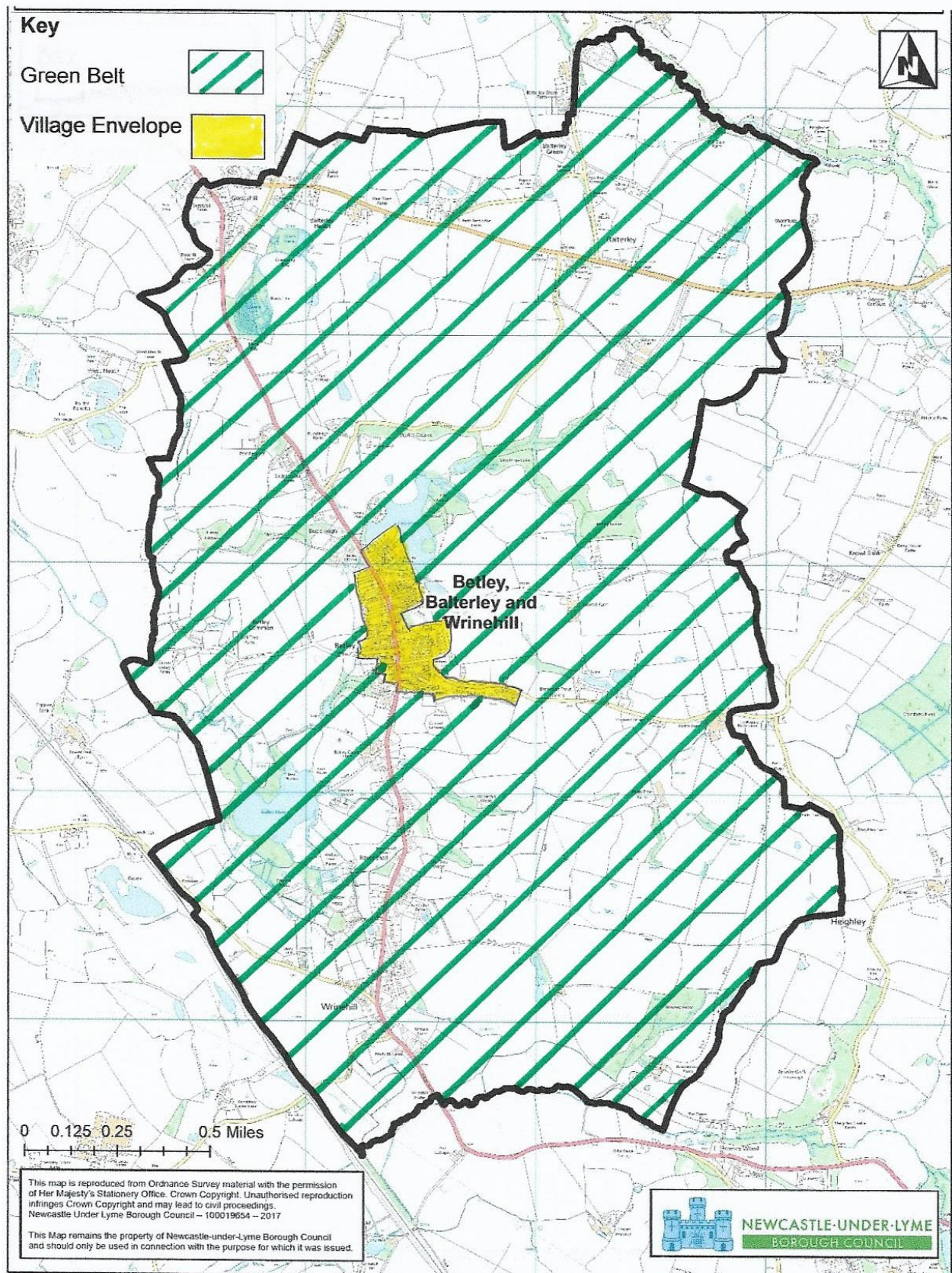
BBW9 – **Community Facilities**, shown on maps 11A, B, C in the Neighbourhood Plan, should be protected from loss through redevelopment proposals and new recreational, community and educational facilities will generally be supported (*re NP pages 75/76*).

BBW10 – **Recreation and Open Space facilities** identified on Map 11A will be protected against development unless it is no longer needed or alternatives can be provided (*ref NP page 76*).

The following pages include: -

- **Map 1**  
Betley, Balterley and Wrinehill Neighbourhood Plan Area and Parish Boundary
- **Map 2**  
Betley Village Envelope
- **Map 3**  
Betley Conservation Area

# Map 1: Betley, Balterley and Wrinehill Neighbourhood Area and Parish Boundary



## Map 2: Betley Village Envelope



**Map 3: Betley Conservation Area**

