

Proposed Housing



Your Comments

You can let us know your feedback on the proposals via our website www.firstcity.co.uk or by email firstcity@firstcity.co.uk

We look forward to hearing your comments.

The closing date for comments is Friday 22nd February 2019.



January 2019

Public Consultation for land off Lamphouse Way

We would like to take this opportunity to introduce ourselves and let you know of our intention to submit a planning application to develop land adjacent to **Lamphouse Way, Newcastle-Under-Lyme** for residential use.

We are keen to provide you with an early opportunity to view an illustration of our proposals (found overleaf) and although this layout is still being developed, we would like to hear your thoughts.



About Us

First City Ltd have been appointed by Staffordshire County Council to submit an outline planning application for housing on land off Lamphouse Way. The County Council are committed to public consultation and listening to the views of local residents.

About the Residential Proposals

The scheme proposes the introduction of up to 64 new homes and would provide a well-balanced mix of accommodation, aimed at all walks of life from the retired through to families. These will be one, two, three and four bedroom homes.

As this will be an outline application, to confirm the principle of the development, the consideration of appearance, scale and layout will be reserved for a future detailed planning application. However an illustration of the likely form of development and typical 'street scenes' are shown in this consultation leaflet.

The site will be accessed via a new access road onto Lamphouse Way and the proposed access is shown overleaf to accommodate two way traffic. This road will then be offered for adoption as a public highway.

The County Council supports the principle that the benefits of the development should be directed back to the community at a local level. As well as on-site open space, financial contributions towards local schools will be provided if necessary.

The Issues and Benefits of the Development

The site falls within the settlement boundary for the Newcastle-Under-Lyme Area. The principle of residential is acceptable to the local planning authority. However there are planning designations and technical issues that we need to consider.

The principle issue is likely to be noise from the A500, Queensway. This may require a noise attenuation fence on the boundary. The site comprises an area of vacant land that was previously considered suitable as playing fields for the local primary school. However this requirement has now been met elsewhere.

The development illustrated will deliver 64 houses and flats. There is an accepted need for housing across the Borough and the general provision of housing will provide both direct and indirect jobs in the short term.

The site lies entirely within Flood Zone 1; the lowest zone of flood risk and the development will determine an appropriate surface water drainage regime across the site.



The Illustration of a possible site layout

