



## Information Day

### Principles for New Housing on Collins & Aikman Site Unveiled



*Picture above: Information Day at Ramsay Road*

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On Saturday 23 February 2008, residents from all over Knutton, Lower Milehouse and Cross Heath were shown the principles behind developing new housing in the area. At two separate venues, Ramsey Road Community Centre, Cross Heath and Knutton Community Centre, between 10 a.m. and 2 p.m. residents examined ideas being considered and gave their feedback.

Over the past two years there has been considerable resident consultation in relation to regeneration activity within the Knutton and Cross Heath area funded in partnership with several organisations and delivered by Aspire Housing. The next phase of redevelopment has started with the commencement of Mill Rise, an extra care development, adjacent to Morrison's supermarket, now underway. This development will provide 60 apartments for older people and a medical centre for the general community.

Bellway Homes (lead developer for the area) have been working with the Local Authority Planning Officers to agree the principles for any housing and environmental improvements that will be put back. This has been turned into a formal document called a Design Supplementary Planning Document (Design SPD) recently considered by Newcastle Borough Council's Strategic Planning Committee.

Colin Hall, Planning Officer with Newcastle Borough Council, said "The redevelopment activity in the area will take several years to complete and this document sets out what the planning officers will look for when any new ideas come forward. I would be delighted to hear any comments that residents have before the consultation window closes at 31st March 2008. "

Bellway have been engaged to deliver the housing development on the remainder of the Collins and Aikman site. They have ideas and principles that they wished to test on local residents and so invited all local households to the information event which made available initial ideas and images for comments in relation to the architectural design and estate layout.

The display boards used on the information day can still be viewed at the NMP Office in Knutton. If you were not able to attend the Information Day on Saturday 23rd February and would like to organise a home visit to discuss the proposals please contact Cheryl Pritchard at Aspire Housing on (01782) 635200.

## **Getting a foot on the property ladder - Spotlight on Shared Ownership**

Aspire Housing has recently launched an exciting 'affordable home ownership' programme.

The idea of affordable home ownership has still not reached everyone, with many people not being aware of the opportunities that are open to them.

The first product to be offered is 'Shared Ownership' which could help local residents to get a foot on to the property ladder and give the opportunity to own a new-build property, without over stretching finances.

Shared Ownership is a part buy/part rent scheme that allows you to purchase additional shares until you own the property outright.

Aspire has appointed Parwin Khaliq to lead on the programme. Parwin has a strong background in regeneration activity in the area and is eager to talk to anyone who is interested in learning more about the programme.

She said: "If you are looking at affordable methods of buying a home and would like to discuss your options and eligibility, or if you're just interesting in learning more about the programme, please contact me. This is an exciting new opportunity for us to help you towards becoming a home owner."



*Picture above:  
Parwin Khaliq*

For further information and/or to register your interest please contact Parwin on 01782 635 200 or email her at [pkhaliq@aspirehousing.co.uk](mailto:pkhaliq@aspirehousing.co.uk)

# £15m Investment for Retirement Village

Work is now underway for the first 'extra care' village development in Newcastle-under-Lyme that will give new options for older people to continue living independently.

The partnership of Aspire Housing, North Staffordshire Primary Care Trust (PCT), Newcastle Borough Council, RENEW, Prima 200 North Staffordshire and national regeneration agency English Partnerships, formally signed a contract in November 2007. This marked the official start of the development although an official celebration for all partner organisations, after the official turf cutting ceremony took place on Tuesday 19 February 2008.

The partnership announced 'Mill Rise' as the proposed name for the new development and 'Milehouse Primary Care Centre' for the name of the on-site health facilities.



Aspire Housing has recruited Suzie King as the Project Manager to move the development forward. Caroline Simpson, Director of Business Development, Aspire Housing, is delighted with the official launch of the development, saying: "We are all really excited about 'Mill Rise' as a vital link in the regeneration work that is taking place in the area.

She continued: "The new development will provide older people with modern care and support facilities and give them an opportunity to continue living independently. With access to high quality housing, the development will give people a better quality of life and access to the vital services they need."



*Picture: Turf Cutting Ceremony for Mill Rise on 19th February 2008.*

The new development is being funded by Aspire Housing, North Staffordshire PCT, Newcastle Borough Council, Prima 200, Staffordshire County Council and the Housing Corporation. It has also been supported by English Partnerships, who bought the land in 2004, and by RENEW North Staffordshire. Based in a priority area in the RENEW North Staffordshire housing market renewal programme, 'Mill Rise' will host a state-

of-the-art health centre, developed by North Staffordshire PCT and will act as a base for the three local GP practices in the Knutton and Cross Heath area.

The development will be set in landscaped surroundings and will be built under the LIFT (Local Improvement Finance Trust) scheme by Prima 200. It will be built to high design and environmental standards and will act as a catalyst to the wider regeneration of the Knutton and Cross Heath area.

## Spotlight on ... Knutton/Cross Heath Befriending Service

### Who are we?

Age Concern North Staffordshire is a local charity providing services for people aged 50+ across North Staffordshire.

### Who is the Befriending Service for?

The service is available to people aged 50+ in the Knutton/Cross Heath area who are experiencing change in their lives as a result of having to move home under the RENEW North Staffordshire regeneration programme.

### What will the Befriending Service provide?

The Age Concern Service Organiser, Paula Lawton, will make contact by telephone or letter first, and if the resident is interested, will arrange to visit at home for a chat.

Paula will then be able to arrange any of the following which is agreed would be helpful:-

- regular visits from an Age Concern volunteer for company and a chat
- links with other residents in the area who have also recently moved as part of the regeneration programme.
- introduction to community activities and groups in your area.
- access to other Age Concern services.



### Is there a charge for the service?

No, the service is free of charge.

### Will the services offered have to be taken up?

No. If a resident decides that the services offered are not for them, that is fine. If on the other hand, they feel Age Concern can be of assistance we will be pleased to do so.

### How do I contact Paula if I need to speak to her?

You can leave messages for Paula on 01782 611033 (NMP Office). She will usually pick these messages up on Wednesdays which is the day she works on this project.

The Knutton/Cross Heath Befriending service is jointly funded by ;



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Pictured left:

Mr G Roberts of Castletown Grange has already made enquiries about the Befriending Service

# Supplementary Planning Document (SPD)

At the November meeting of the Strategic Planning Committee of Newcastle under Lyme Borough Council, a report was considered which outlined the latest position regarding the preparation of a Supplementary Planning Document for Knutton and Cross Heath. The SPD is being prepared in order to provide guidance to Bellway Homes for their development proposals in the Knutton and Cross Heath area. It would also establish planning policy through a statutory planning document that can be used to underpin compulsory purchase action if necessary as well as providing a means of consulting and engaging with the community.

The key issues and development principles covered by the draft SPD include:-

- An overall aim to enable a transformational change in Knutton and Cross Heath through the introduction of good quality, aspirational housing set within a well-designed environment which is well connected, secure and aesthetically pleasing and to ensure that any development is comprehensive and addresses the need for whole-scale regeneration in the area.
- To set levels of developer contributions for public open space and highway improvements.
- To ensure that any development proposals take proper account of flood risk issues in accordance with advice from the Environment Agency.
- For the development proposals to respect the heritage assets/landscape and biodiversity in the area.
- To improve connectivity between the various parts of the area through cycling and new pedestrian routes, as well as to the wider area including the Town Centre.
- To ensure that the developers meet high quality standards in their estate layouts and house designs.

However last year the SPD could not be moved forward until the development proposals put forward by the preferred developer, Bellway Homes, were more definitive and the proposals were not firmed-up enough to be taken out to public discussion. Colin Hall, Planning Officer for the Newcastle Borough Council explains, "Considering that the SPD consultation must precede the submission of a planning application, a planning application should not be determined until the SPD is in place."

## Questions to the Editor:

Ann Lawton, from Knutton asks: "Will the plans for the rest of the changes in the Area of Major Intervention, which have previously been discussed, be displayed at the Information day on 23 February?"

### Editor's Note:

All the information available on the date related solely to the Collins and Aikman site. Further information in relation to the rest of the AMI will be shared as these plans develop later this year.

## Knutton Public Realm Strategy

### Public Consultation Events November 2007

Taylor Young were commissioned by Renew North Staffordshire in February 2007 to complete a Public Realm Strategy for Knutton. The object of the document is to provide guidance for the implementation of environmental improvements within Knutton. Following the completion of the report, a series of consultation events took place during last year in order to raise awareness of the work and gain public opinion of the proposals within the document. Over a three day period in

November a series of exhibition boards were available for viewing and comment at the Knutton Children's Centre and Library. Taylor Young were accompanied by Newcastle under Lyme Borough Council who were displaying proposals to upgrade the Cotswold Avenue Play Area and Aspire Housing who were asking for opinions about off road parking in the Cotswold Estate. Visitors were given the opportunity to discuss the proposals and leave written comments. On the evening of Thursday

8th November Taylor Young gave presentations to both the Knutton Street Reps and the Knutton Resident's group. The talk included a broad overview of the strategy, the report structure and its key proposals. The Borough and Aspire also had staff at these events. Following the presentation, residents were given the opportunity to comment.



Picture above: Knutton Street Reps discussing the possible future improvements to the village

## Down Your Way

Lindsay Harris loves the little terraced house in Chapel Street, Knutton, in which she lives. The only thing she has never liked is the rendering put on by a previous owner over 20 years ago – she was not certain whether this was causing some dampness to the walls inside. When she found out the ideas behind Knutton terraces heritage works that Christopher Taylor Design had been commissioned by RENEW to organise down her way, she was delighted and quickly signed up for the work to be considered for her house. Not only did she apply to have the work carried out on her own property, she rapidly made certain that all the neighbours in her street did the same, in order that the work to be carried out would have the maximum impact on the housing market in the village.

Lindsay was notified in January of the schedule for her street. This included removing the rendering and making good the brickwork underneath, replacing any damaged willow or ivy leaf decorative bricks, replacing defective metal “boot scrapers” with new ones made of galvanised steel, and re-

establishing chimney pots to original design, as well as replacing windows and front doors to a high performance specification but to original featured designs.

So when her household was disturbed on an early February morning by the clanking of scaffolding going up at the front of her house, Lindsay did not complain. With the help of her daughter Neve, took some photos of the changes starting down her way and for her efforts, she will be rewarded with a £10.00 gift voucher from Early Learning Centre, as well as the fame of having her photos displayed on our website at [www.knuttoncrossheath.info](http://www.knuttoncrossheath.info).

If you would like a copy of the rules of the Down Your Way Photograph Competition, please do not hesitate to contact. If any reader also has a picture which reflects the changes happening in the area please contact Laurence at the NMP.



*Pictures: The scaffolding marks the new beginnings at Chapel Street.*



## Useful Contacts

**Knutton Cross Heath Neighbourhood Management Pathfinder**  
01782 611033  
Laurence Reardon

Website [www.knuttoncrossheath.info](http://www.knuttoncrossheath.info).  
For queries contact Laurence Reardon  
[lreardonr@nmtpathfinder.co.uk](mailto:lreardonr@nmtpathfinder.co.uk)

**Aspire Housing**  
01782 635200  
Darren Green, Janet Rawlinson or Cheryl Pritchard.  
To discuss Shared Ownership ask for Dan Gray

**Newcastle under Lyme Borough Council**  
Colin Hall  
01782 717717  
[colin.hall@newcastle-staffs.gov.uk](mailto:colin.hall@newcastle-staffs.gov.uk)

**Neighbourhood Wardens**  
01782 742515  
[nwarden@newcastle-staffs.gov.uk](mailto:nwarden@newcastle-staffs.gov.uk),  
[mark.jones@newcastle-staffs.gov.uk](mailto:mark.jones@newcastle-staffs.gov.uk)

**RENEW North Staffordshire Helpline**  
01782 232024

**Home Options Team**  
Mark Gee 0845 1302165

The Residents' Friend service offers independent information and advice about the Housing Market Renewal Programme. To contact Emily Tomkinson, The Residents' Friend, telephone 01782 408787 or drop in

Tuesdays	Ramsey Road Community Centre	1.30 pm - 4.00 pm
Wednesday	Knutton Community Centre	9.30 am - 12.30 pm
Wednesday	Robertson Drive Sheltered Scheme	1.30 pm - 4.00 pm

**Home visits are also available on request**

**This newsletter can be provided in alternative formats on request.**

**Please telephone us on 01782 611033**