

Our ref: NUL Local Plan
Date: 20 December 2024

Plans Team
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



Sent via e-mail to plans.admin@planninginspectorate.gov.uk

Dear Plans Team

Newcastle-under-Lyme Local Plan 2020-2040: Submission Document

In line with Newcastle-under-Lyme Council's resolution at its Full Council meeting of 24 July 2024, I am pleased to submit to the Secretary of State, for examination, the Newcastle-under-Lyme Local Plan 2020 - 2040 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The submission documents have been provided under separate cover via file transfer. We would be pleased to provide any documents in an alternative format, as required. We intend to work with the appointed Inspector and Programme Officer to set up an examination page in the early 2025.

It is the council's position that the Local Plan should be examined under the December 2023 version of the National Planning Policy Framework. A list of submission documents can be found in Annex A of this letter.

Copies of key submission documents will be made available at deposit locations in accordance with Regulation 22 in early 2025.

The Council received a total of 1,410 individual representations from 429 people or organisations to the Final Draft Local Plan 2020 – 2040. The main issues raised by these parties (not exhaustive) include:

- Concerns at the Plan period being 2020 – 2040 and that the strategic policies should look ahead to a minimum 15-year period from adoption.
- Development levels considered to be too high and too low.
- Development levels do not take account of economic position – misalignment of economy and housing need.
- Development levels not distributed correctly.
- Site selection method not robust.
- Concerns over site allocations in the Plan.
- Safeguarded land required.
- Additional development sites are required.
- Views that Keele University should have its own policy designation.
- Duty-to-Co-operate not complied with.

The Council has taken the opportunity to review the Regulation 19 stage representations and has prepared a statement of consultation and a table of proposed changes / modifications. The table of proposed changes / modifications are to aid discussion at examination and have not been subject to Sustainability Appraisal / Habitats Regulations Assessment or public consultation at this stage. For the avoidance of doubt, please take this letter as our request, under the terms of section 20(7c) of the Planning and Compulsory Purchase Act 2024, that the appointed inspector recommends any modifications to the Plan that may consider necessary to make the Plan legally compliant and sound.

The Council has appointed an independent programme officer for the examination, whose contact details are: -

Carole Crookes
Independent Programme Officer Solutions
carole@iposolutions.online
Telephone: 07397 909822

It is envisaged that the examination hearings may take around 15 days. The examination timings are a matter for the Inspector. Please be advised that Staffordshire County Council are holding local elections on the 01 May 2025.

The proposed venue for the examination hearings is the Council Offices at Castle House, Barracks Road, Newcastle-under-Lyme. This is publicly accessible, meets accessibility needs, and has previously successfully been utilised for planning appeals. We confirm that separate office facilities and on-site parking would be made available for the Inspectors sole use during the hearing sessions.

A purchase order will be provided to PINS in due course.

Officers have already been working positively with the Planning Inspectorate through a series of Advisory Visit meetings and have also engaged with the Planning Advisory Service and CLG prior to submitting. In line with the recently signed Service Level Agreement, we look forward to working with the Planning Inspectorate to deliver a smooth and efficient examination. Should you require any further information, please do not hesitate to contact the Planning Policy Manager, Allan Clarke, at allan.clarke@newcastle-staffs.gov.uk or the Planning Policy Team at planningpolicy@newcastle-staffs.gov.uk

Yours sincerely



Craig Jordan
Service Director (Planning)
Newcastle-under-Lyme Borough Council

Annex A: List of Submission Documents

Reference	Document title
Core Documents	
CD01	NUL Local Plan
CD02	NUL Local Plan Policies Map
CD03	NUL Sustainability Appraisal (Regulation 19 stage)
CD04	NUL Sustainability Appraisal (Regulation 18 stage)
CD05	NUL Habitats Regulations Assessment (Regulation 19 Stage)
CD06a	NUL Regulation 22 Statement – Part 1 Regulation 18 Stage
CD06b	NUL Regulation 22 Statement – Part 2 Regulation 19/20 stage
CD06c	NUL Sustainability Appraisal Responses
CD07	NUL Representations by Plan Order
CD08	NUL Representations by Representor Order
CD09	Representations on the Sustainability Appraisal (Regulation 19)
CD10	Representations on the Habitats Regulations Assessment (Regulation 19)
CD11	NUL DTC Statement of Compliance (Submission Stage)
CD12	NUL Local Development Scheme
CD13	NUL Statement of Community Involvement
CD14	Covering Letter
CD15	Schedule of Draft Proposed Modifications to the Plan
CD16	Infrastructure Delivery Plan (Submission Stage)
Evidence Documents	
ED001	Housing and Economic Needs Assessment (2024)
ED001a	Housing and Economic Needs Assessment (2023)
ED001b	Housing and Economic Needs Assessment (2020)
ED002	Strategic Employment Sites Assessment (2024)
ED002a	Strategic Employment Sites Assessment (2023)
ED003	Infrastructure Delivery Plan at Regulation 19 Stage
ED004	Viability Assessment
ED005	Rural Topic Paper
ED006	Strategic Housing and Employment Land Availability Assessment methodology (2022)
ED006a	Strategic Housing and Employment Land Availability Assessment 2024
ED006b	B) Site Assessments
ED007	Settlement Boundary Review
ED008	Green Belt Assessment (Part 4)
ED008a	Green Belt Assessment (Part 3)
ED008b	Green Belt Assessment (Part 2)
ED008c	Green Belt Assessment (Part 1)
ED008d	Safeguarded Land Assessment
ED009	Green Belt Village Study
ED010	Retail and Leisure Study
ED010a	Retail and Leisure Study Appendices
ED011	Strategic Transport Assessment
ED012	Playing Pitch Strategy (2020)

Reference	Document title
ED012a	Playing Pitch Strategy Stage E Update
ED013	Strategic Flood Risk Assessment
ED014	Water Cycle Study
ED015	Heritage Topic Paper
ED016	Local Plan Site - Heritage Impact Assessments
ED017	Landscape Character Study
ED018	Gypsy and Traveller Accommodation Assessment
ED019	Gypsy and Traveller Site Selection Report
ED020	Nature Recovery Network Mapping Report
ED021	Newcastle-under-Lyme and Kidsgrove Urban Capacity and Town Regeneration Study
ED022	Open Space and Green Infrastructure Strategy
ED023	Landscape and Settlement Character Assessment Study (Part 1)
ED023a	Landscape and Settlement Character Assessment Study (Part 2)
ED024a	Climate Change Adaptation and Mitigation Report
ED024b	Climate Change Adaptation and Mitigation Report Viability Implications
ED025	Duty-to-Co-operate Statement of Compliance at Regulation 19 stage (superseded by CD11)
ED026	Nationally Described Space Standards Topic Paper
ED029	Site Selection Report and Assessments
ED030	Infrastructure baseline report
ED031	Plan Strategy Housing Topic Paper
ED032	Plan Strategy Employment Topic Paper
ED033	Housing Supply and Delivery Position Statement
ED034	Issues and Strategic Options Paper
ED035	Health Impact Assessment
ED036	West Midlands Strategic Employment Sites Study
ED037	National Highways Lorry Park Demand Assessment
ED038	Best and Most Versatile Land Briefing Note
ED039	Employment Land Clarification Note
Other Documents	
OD1	First Draft Local Plan
OD2	Issues and Strategic Options Document
Developer Correspondence	
DC1	Letter from Site Promoters of site AB2 'land at Junction 16'