

# EXAMINATION INTO THE SOUNDNESS OF THE NEWCASTLE-UNDER-LYME LOCAL PLAN 2020-2040

Inspector Anne Jordan (BA Hons) MRTPI

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Venue: Newcastle-under-Lyme Council Offices at Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL

## Draft Hearings Programme – v5 2 June 2025

<b>Week One</b> (In-Person Sessions)	
<b>Tuesday 20<sup>th</sup> May 2025</b>	
<b>Morning session – 10.00 am</b>	<p><b>Inspector’s introductions</b></p> <p><b>Newcastle-under-Lyme Borough Council’s opening statement</b></p> <p><b>Matter 1a Legal Compliance</b> Participants:</p> <ul style="list-style-type: none"><li>- Newcastle-under-Lyme Borough Council</li><li>- Adam Jogee, Member of Parliament for Newcastle-under-Lyme</li><li>- Gladman Developments Ltd</li><li>- Sustainable Exercise Partnership (StEP)</li><li>- WW Planning for Mr Garlic and Manybrook</li></ul> <p><b>Matter 1b Overarching Issues</b> Participants:</p> <ul style="list-style-type: none"><li>- Newcastle-under-Lyme Borough Council</li><li>- Aspire Housing</li><li>- Asteer Planning LLP for Persimmon Homes (North West) Limited</li><li>- Gladman Developments Ltd</li><li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li><li>- WSP for Harworth Group PLC</li></ul> <p><b>Matter 2 Spatial Strategy (Policies PSD1, PSD2, PSD3, PSD4)</b> Participants:</p> <ul style="list-style-type: none"><li>- Newcastle-under-Lyme Borough Council</li><li>- Aspire Housing</li><li>- Asteer Planning LLP for Persimmon Homes (North West) Ltd</li><li>- Condate Limited for J.Two Ltd</li><li>- Emery Planning for The Strategic Land Group</li><li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li><li>- Loggerheads Parish Council</li><li>- nineteen47 for Keele University</li></ul>

	<ul style="list-style-type: none"> <li>- Planning Prospects for Indurent Strategic Land</li> <li>- Stantec for Jones Homes &amp; Renew Land Baldwins Gate Ltd</li> <li>- WSP for Harworth Group PLC</li> <li>- WW Planning for Mr Garlic and Manybrook</li> </ul>
<b>Afternoon session – 2.00 pm</b>	<b>Matter 2 Spatial Strategy (continued)</b> Participants: As morning session.
<b>Wednesday 21<sup>st</sup> May 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 3 Green Belt (Policy PSD5)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Asteer Planning LLP for Persimmon Homes (North West) Ltd</li> <li>- Audley Parish Council</li> <li>- Condate Limited for J.Two Ltd</li> <li>- Emery Planning for The Strategic Land Group</li> <li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li> <li>- Knights PLC for Ross Fuller</li> <li>- Tim Millington</li> <li>- Wardell Armstrong LLP for Sasha and Stephen Walker</li> <li>- WSP for Harworth Group PLC</li> <li>- WW Planning for Mr Garlic and Manybrook</li> </ul>
<b>Afternoon session – 2.00 pm</b>	<b>Matter 3 Green Belt (continued)</b> Participants: As morning session.
<b>Thursday 22<sup>nd</sup> May 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 4 The Housing Requirement</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Asteer Planning LLP for Persimmon Homes (North West) Ltd</li> <li>- Condate Limited for J.Two Ltd</li> <li>- Emery Planning for The Strategic Land Group</li> <li>- Gladman Developments Ltd</li> <li>- Knights PLC for Aspire Housing</li> <li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li> <li>- Loggerheads Parish Council</li> <li>- WSP for Harworth Group PLC</li> </ul>
<b>Afternoon session – 14.00 pm</b>	<b>Matter 7 Housing Policies (Policies HOU1, HOU2, HOU3, HOU4, HOU5, HOU6)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Adam Jogee, Member of Parliament for Newcastle-under-Lyme</li> <li>- Aspire Housing</li> <li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li> <li>- Loggerheads Parish Council</li> <li>- Shropshire Homes</li> </ul>

	- Stantec for Jones Homes & Renew Land Baldwins Gate Ltd
<b>Friday 23<sup>rd</sup> May 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Reserve session (if required)</b>
<b>Week Two</b>	
<b>Cancelled and rescheduled for week commencing 23<sup>rd</sup> June 2025</b>	
<b>Week Three</b> <b>(In-Person Sessions)</b>	
<b>Tuesday 17<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 8 Retail and Town Centres (Policies RET1, RET2, RET3, RET4 and RET5)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Loggerheads Parish Council</li> </ul> <b>Matter 9 Employment Policies and Allocations (Policies EMP1, EMP2 EMP3)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Adam Jogee, Member of Parliament for Newcastle-under-Lyme</li> <li>- Audley Parish Council</li> <li>- nineteen47 for Keele University</li> <li>- Planning Prospects for Indurent Strategic Land</li> <li>- Rapleys LLP for Allied Bakeries</li> <li>- Sustainable Exercise Partnership (StEP)</li> <li>- WSP for Harworth Group PLC</li> </ul>
<b>Afternoon session – 14.00 pm</b>	<b>Matter 9 Employment Policies and Allocations (continued)</b> Participants: As morning session.
<b>Wednesday 18<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 10 Sustainable Development, Climate Change and Rural Matters (Policies PSD4, SE1-SE14, CRE1, CRE2, PSD6 and PSD7, and RUR1-RUR5)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Loggerheads Parish Council</li> </ul>
<b>Afternoon session – 2.00 pm</b>	<b>Matter 10 Sustainable Development, Climate Change and Rural Matters (Policies PSD4, SE1-SE14, CRE1, CRE2, PSD6 and PSD7, and RUR1-RUR5) (continued)</b> Participants: <ul style="list-style-type: none"> <li>- Participants: As morning session.</li> </ul>

<b>Thursday 19<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 11 Infrastructure, Transport and Delivery (Policies IN1, IN2, IN3, IN4, IN5, IN6 and IN7)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Adam Jogee, Member of Parliament for Newcastle-under-Lyme</li> <li>- Knights PLC for Richborough Estates</li> <li>- Loggerheads Parish Council</li> <li>- nineteen47 for Keele University</li> </ul>
<b>Afternoon session – 2.00 pm</b>	<b>Reserve session (if required)</b>
<b>Friday 20<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Reserve session (if required)</b>
<b>Week Two (Rescheduled) (In-Person Sessions)</b>	
<b>Tuesday 24<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 6 Housing Allocations:</b> <b>Keele Sites, Thistleberry and Silverdale - KL13, KL15, TB19, TB6, TB23, SP2, SP11, SP22, SP23</b> <b>Audley Sites – AB12, AB15, AB33</b>  Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Asteer Planning LLP for Persimmon Homes (North West) Ltd</li> <li>- Jeanette Gilmour</li> <li>- Knights PLC for Richborough Estates</li> <li>- nineteen47 for Keele University</li> <li>- Tim Millington</li> <li>- WW Planning for Mr Garlic and Manybrook</li> </ul>
<b>Afternoon session – 14.00 pm</b>	<b>Matter 6 Housing Allocations: Continued from morning session.</b> Participants: As morning session.
<b>Wednesday 25<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 6 Housing Allocations</b> <b>Talke/Kidsgrove/Chesterton Sites – CT1, NC13, TK27, TK10, BL8, BL18, BL32, TK6, TK17, KG6</b> <b>Loggerheads and Madeley – LW53 and MD29</b> <b>Knutton and Cross Heath Sites – KS3, KS11, KS17, KS18, KS19, CH13, CH14 Town Centre Sites – TC7, TC19, TC20, TC22, TC40, TC50, TC52, TC71</b>  Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Aspire Housing</li> <li>- Emery Planning for The Strategic Land Group</li> <li>- Hill Dickinson for Fradley</li> <li>- Knights PLC for Bloor Homes and Dr D Hodgkinson</li> </ul>

	<ul style="list-style-type: none"> <li>- Loggerheads Parish Council</li> <li>- Pegasus Group for Araripe Limited</li> <li>- Shropshire Homes</li> </ul>
<b>Afternoon session – 14.00 pm</b>	<b>Matter 6 Housing Allocations: Continued from morning session.</b> Participants: As morning session.
<b>Thursday 26<sup>th</sup> June 2025</b>	
<b>Morning session – 9.30 am</b>	<b>Matter 5 Housing Supply (Policies PSD1 and PSD2)</b> Participants: <ul style="list-style-type: none"> <li>- Newcastle-under-Lyme Borough Council</li> <li>- Aspire Housing</li> <li>- Knights PLC for Bloor Homes, Dr D Hodgkinson and Richborough Estates</li> <li>- Persimmon Homes (North West) Limited</li> <li>- Gladman Developments Ltd</li> <li>- Harworth Group PLC</li> </ul>
<b>Afternoon session – 14.00 pm</b>	<b>Reserve session (if required)</b>

**Note: Reserve sessions have been scheduled to accommodate further discussions on any Matters should additional time be required.**

Every effort will be made to keep to the draft schedule but late changes may be unavoidable. Priority will be given to starting the debate on each Matter at the appointed time and it may be necessary to extend the discussion time in the afternoon session. The Programme Officer will endeavour to inform the participants of any later changes to the timetable. However, **it is the responsibility of all participants to keep themselves up to date with arrangements and the latest programme. Participants need to be ready to attend the reserve sessions indicated on the programme – these will be used if necessary to complete any unfinished sessions and Matters. Updates will be provided online on the Examination Webpage at:**

[Local plan examination – Newcastle-under-Lyme Borough Council](#)