



Newcastle-under-Lyme Local Plan Examination

Response to Inspectors Post Examination Hearing Views – Neighbourhood Planning Areas

1. The Inspector in her post examination hearing advice [EX/INS/06, 39 and 40] noted how the Council had provided additional information, in examination document EX/NBC/18, to demonstrate how policy PSD3, broadly reflects the existing permissions and allocations in the Plan and does not place a further requirement on Neighbourhood Plans in various settlements.
2. To confirm this, the Council has sought to provide further information on commitments, completions and intended allocations in the Plan, shown in table 1 below. Information on a spatial distribution of development, including commitments and completions, has been provided in the examination library through examination document EX/NBC/07 which has been used to inform the position below: -

Table 1: Neighbourhood Areas and Levels of Development

Neighbourhood Area	Status	Indicative Level of Development	Completions (01.04.2020-31.03.2025)	Completions (01.04.2025)	Local Plan Allocations in Neighbourhood Area	Total
Loggerheads Neighbourhood Plan	Made	In the order of 450 new homes	243	125	LW53 -150 LW87 – 12 Sub-total - 162	530
Chapel and Hill Chorlton, Maer and Whitmore Neighbourhood Plan	Made	In the order of 250 new homes	21	39	LW74 – 200	260

Madeley Neighbourhood Plan	Made	In the order of 250 new homes	57	78	MD29 – 155	290
Betley, Balterley and Wrinehill Neighbourhood Plan	Made					
Keele Neighbourhood Area	Designated Area	In the order of 800 new homes	94	256	KL13 – 220 KL15 – 260 Sub-total 480	830
Silverdale Neighbourhood Area	Designated Area	In the order of 1,150 new homes	37	68	SP2 - 14 SP11 - 900 SP22 - 42 SP23 - 200 Sub-total - 1156	1,261
Audley Rural Neighbourhood Area	At referendum stage	In the order of 250 new homes	46	31	AB15 – 33	110
Kidsgrove Neighbourhood Area	Designated Area	In the order of 800 new homes	118	442	BL32 - 20 BL8 – 55 KG6 – 6 RC8 – 7 TK6 – 10 TK17 – 40 BL18 – 150 TK27 – 90 NC13 – 100 TK10 – 170 Sub-total 648	1208
Bradwell, May Bank, Porthill and Wolstanton Neighbourhood Forum	Designated Forum	In the order of 60 homes	35	176	-	211

3. It is noted that following the Inspector's post hearing advice [EX/INS/06], for Audley, sites AB12 and AB33 have been proposed to be deleted from the Local Plan. Consequently, the level of development directed to Audley has been reduced to 110 dwellings (from in the order of 250 homes). As such, for the purposes of policy PSD3 Distribution of Development and information on neighbourhood plan requirements then this should refer to 110 dwellings and the Council would prepare a modification on that basis with the Inspector's agreement. The Audley Rural Neighbourhood Plan is now at Referendum stage which will be held on Thursday 25 September 2025.
4. For Bradwell, May Bank, Porthill and Wolstanton Neighbourhood Forum, the reference to 'in the order of' 60 dwellings contained in EX/NBC/18 reflected the approach of windfall development at that time. Subsequently through the work on the housing trajectory work, the level of windfall assumptions has reduced to 35 dwellings per annum (through examination document EX/NBC/34). Looking at commitments and completions, over 200 dwellings have been provided for in the neighbourhood area.