

Our ref: NUL Local Plan/Post Hearing Letter (Oct 25)

Date: 03 October 2025

Inspector: Anne Jordan (BA Hons) MRTPI

Programme Officer: Carole Crookes

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Castle House
Barracks Road
Newcastle-under-Lyme
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ST5 1BL

Dear Inspector Jordan,

Re Examination of the Newcastle-under-Lyme Local Plan – Council Response to Inspector's Response to Post-Hearing Comments to the Council [EX/INS/07].

Thank you for your recent letter, received on the 02 October 2025, which followed the Council's submission of additional information to you in the light of your post hearing advice note [EX/INS/06] and the examination hearings held in May / June 2025. The Council thanks you for your continued consideration of the matters raised during the examination of the Local Plan.

Your letter [EX/INS/07] sets out concerns regarding the draft housing site allocation CT1 – land at Red Street, Chesterton and notes that you are minded to recommend a main modification to remove the site from the emerging Local Plan. The letter asks for the Council's view as to whether we would wish to produce a site-specific assessment of the CT1 site to demonstrate that it is a developable site within the Plan period. The Council maintains that the site is developable within the Plan period, and that there is a willing landowner / site promotor to bring the site forward over the Plan period. In addition, there are policies within the emerging Local Plan, not least policy HOU1 Affordable Housing, criteria 6, that can address site specific viability matters.

That being said and as noted in our recent letter to you [examination document EX/NBC/50], the Council remains committed to the earliest possible adoption of the new Local Plan, securing the ability to deliver new housing, employment land and infrastructure in the Borough. Within this context, we are of the view that we will not be producing additional evidence in relation to site CT1 – land at Red Street, Chesterton at this time. Of course, it would be open to the site promotor of site CT1 to submit additional evidence for your consideration in the upcoming Main Modifications consultation stage.

The Council looks forward to working with you to confirm the schedule of Main Modifications in light of the changes proposed in your post hearing advice note [EX/INS/06] and your most recent letter, regarding site CT1 [EX/INS/07] before undertaking the necessary sustainability appraisal and habitats regulations assessment work, preparing for a consultation on the list of Main Modifications, alongside showing the necessary changes to the Policies Map as a consequence of the Modifications proposed to be made to the Plan.

Yours sincerely,

Allan Clarke

Allan Clarke
Planning Policy Manager
Newcastle-under-Lyme Borough Council