



Newcastle-under-Lyme Local Plan

Main Modifications Consultation Frequently Asked Questions



1. What is a Local Plan?

A Local Plan sets the long-term vision, strategic objectives, and development strategy for the Borough. It also sets the context for making decisions, allocates land for development (residential, employment, and other uses) and includes policies for determining planning applications. It identifies where and how many new homes should be built; locations where businesses may need more land alongside areas of regeneration and protection.

2. What stage are we in preparing the Local Plan

The Local Plan was submitted for public examination on the 20 December 2024. Inspector Anne Jordan has been appointed to examine the Local Plan with public hearing sessions held from the 20 May to the 26 June 2025. Several changes (or modifications) have been identified as being necessary to make to the Local Plan 'sound' and legally compliant. 'Soundness' comprises four components: (a) Being positively prepared, (b) Being justified, (c) Being effective and (d) Being consistent with national policy.

The identified modifications are now being consulted upon for a period of six weeks from the 5 November 2025 until the 17 December 2025. This consultation is different to previous consultations as it is undertaken on behalf of the Inspector and limited to the proposed Main Modifications and the Sustainability Appraisal / Habitats Regulations Assessment of the Main Modifications only and no other parts of the Local Plan. If you submitted comments to the Local Plan, at previous stages, the Inspector will be aware of the comments and will have been considering them as part of the examination. There is no need to re-submit those comments during this stage.

3. What are Modifications?

The examination process has identified several modifications, or changes, identified through the examination process required to resolve any soundness or legal compliance issues. There are two types of modifications, Main and Additional Modifications.

- Main Modifications refer to changes to the Local Plan that are required by the Inspector to resolve any soundness or legal compliance issues they identify and are consulted upon during the local plan examination process.
- Additional (or Minor) modifications are changes proposed to the Local Plan which are changes that do not materially affect the plan's policies and are required to update the Plan. Additional modifications are not consulted upon as they are minor changes to improve its presentation or correct any typographical / factual errors, but they are not necessary to resolve issues of soundness or legal compliance.

Updates to the Policies Map have also been prepared which reflects the modifications, where relevant.

5. What is being consulted on?

The following documents are being consulted on: -

- A schedule of proposed Main Modifications covering matters related to the soundness of the Local Plan.
- Updates on the Sustainability Appraisal and the Habitats Regulations Assessments
- A schedule of proposed changes to the Policies Map

6. Can I comment on other matters that are in the Plan?

No, the Planning Inspectorate is clear that this is not an opportunity to repeat submissions previously made, make new arguments, or submit new evidence which does not relate to the Main Modifications.

7. What is the Council's role?

The Council's role is to publicise the consultation on behalf of the Inspector in line with legal requirements. The Council and the Planning Inspector will review all the consultation responses, and they may lead to the recommendation of changes to the modifications proposed. The Inspector will decide if more public hearings are required to discuss people's comments and if so, these will be arranged, and the Inspector can invite members of the public to speak at these meetings.

The Council will not know which of the changes will be taken forward in the final version of the Local Plan until the Inspector's final examination report has been received. Once the final examination report has been received and if recommended by the Inspector, the Council can consider the adoption of the Local Plan which would then form part of the development plan for the Borough.

8. How to submit a representation on a modification

You can send comments to us in the following ways:

By using our consultation portal: The consultation portal can be accessed on the Council's website using the following link: <https://www.newcastle-staffs.gov.uk/planning-policy>

By post to: Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL

By e-mail to: planningpolicy@newcastle-staffs.gov.uk

9. What other information is available alongside the consultation

Alongside the consultation documents, we have published a list of additional modifications, these are minor changes such as formatting or typographical errors which are not necessary to make the Local Plan sound or legally compliant. These are not consulted upon and have been published for information only.

The Council has also prepared a tracked change version of the Local Plan to assist in understanding where modifications are proposed. To be clear, this is for information purposes only and is not being consulted upon. It is the schedule of Main Modifications alongside the Sustainability Appraisal and Habitats Regulations Assessment that form the consultation documents at this stage.

10. Will my comments be made public? Are there instances when comments may not be accepted by the Council?

Any comments will be made public to read online as part of the Local Plan process and processed in line with the Council's Privacy Notice - <https://www.newcastle-staffs.gov.uk/privacy-notices/planning-policy-privacy-notice>. Please note we cannot accept anonymous comments or comments marked as 'private' or 'confidential'

The Council will not accept comments which may reasonable be considered offensive, racist, discriminatory or threatening.