

Our ref: SCC Local Plan Sites (AB12 / AB33)

Date: 09 March 2026

Jonathan Vining,
Head of Economic Growth and Delivery,
Staffordshire County Council,
Business and Enterprise,
1 Staffordshire Place,
Stafford,
Staffordshire,
ST16 2DH



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

Dear Mr Vining,

Re: Status of County Farms Estate Land in Local Plan and SHLAA Processes and Draft Local Plan Allocations AB12 and AB33

With reference to your letter of the 03rd of March 2026, I am writing to acknowledge the changed position from the County Council with regards the County Farms Estate, particularly in relation to those sites in your ownership within Audley.

We would ask that you notify the Local Plan Programme Officer, Carole Crookes, at the following e-mail address:- n-u-l@ipositionsolutions.online of the updated position regarding Local Plan sites AB12 and AB33. The Local Plan Examination Library is controlled by the Inspector and so following receipt of your notification, the Inspector may then request updates to the Local Plan examination library accordingly. Also, the evidence base in the examination library is fixed to represent the development and examination of the Local Plan over time. Therefore, this limits our ability to update existing documents, such as existing call for site documents and Strategic Housing Land Availability Assessments etc which is published on the examination library.

To reconfirm the timeline, following the Local Plan examination hearings in the summer of last year, the Inspector proposed the removal of the two sites (AB12/AB33) from the Plan due to access and flooding concerns. These were modifications which the Borough Council accepted. I understand that the County Council's policy position may be changing. However, during consultation on Main Modifications (proposed changes) to the Local Plan late last year, the County Council requested that sites AB12 and AB33 remain in the Plan as housing allocations. Your letter now requests that this is reversed and that the sites are in fact removed as per the Inspector's recommendations.

For the purposes of the emerging Local Plan at examination, we have assumed that the updated position on County Farms does not impact on allocation BL18 at Clough Hall in Talke? I would be grateful if this position could be confirmed.

Yours sincerely,

Allan Clarke

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