

Allan Clarke
Planning Policy Manager
Newcastle-Under-Lyme Borough Council
Castle House
Newcastle-Under-Lyme
ST5 1BL

3rd March 2026

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

Dear Allan,

Staffordshire County Council, as landowner of the County Farms estate, is writing to provide clarity regarding the future treatment of landholdings within the estate in the context of Local Plan preparation and Strategic Housing Land Availability Assessments (SHLAAs).

In accordance with the County Farms Policy Statement which is due to be adopted by Staffordshire County Council at Cabinet in March 2026, the authority will no longer be promoting or submitting land from within the County Farms estate for consideration through SHLAA processes or wider Local Plan land allocation exercises.

Consequently, all existing submissions relating to County Farms estate land are being withdrawn from current or emerging Local Plan evidence bases, including but not limited to SHLAAs, HELAAs, call-for-sites registers, and any associated assessments or consultations.

This has been a very clear and public policy position of the current administration since summer 2025 and this position will be formally adopted by the County Council's Cabinet in March 2026 as outlined above.

As such, we are therefore formally withdrawing the land which formed the Draft Local Plan allocations referred to as sites AB12 and AB33, and the County Council's most recent representations to the Modifications stage of the Local Plan.

The Council nevertheless reserves the right to review the potential alternative use of discrete areas of land within the estate on a case-by-case basis. Any such consideration would be undertaken where it can be demonstrated that the proposed change of use would be incidental to farming activity and would not have a material detrimental impact on the operational efficiency, integrity, or long-term sustainability of the County Farms estate.

We would be grateful if you could update your respective Local Plan documentation, evidence bases, and public-facing registers to reflect this position. If you require clarification or wish to discuss any site-specific matters, please contact myself at jonathan.vining@staffordshire.gov.uk.

Thank you in advance for your cooperation.

Yours sincerely,

Jonathan Vining

Jonathan Vining

Head of Economic Growth and Delivery, Staffordshire County Council