

**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

**EXECUTIVE MANAGEMENT TEAM'S  
REPORT TO**

**Cabinet**  
**06 June 2023**

**Report Title:** Proposal to consult on a First Draft Local Plan

**Submitted by:** Deputy Chief Executive

**Portfolios:** Strategic Planning

**Ward(s) affected:** All Wards within the Borough of Newcastle-under-Lyme

**Purpose of the Report**

To update Cabinet on the progress made to date with the Draft Local Plan, and to seek approval to undertake an eight-week public consultation on the First Draft Local Plan (Regulation 18).

**Recommendation**

That Cabinet:

1. Approves the draft Local Plan for consultation purposes.
2. Delegates to the Deputy Chief Executive, in consultation with the Cabinet Member for Strategic Planning, authority to:
  - (i) publish the First Draft Local Plan (Regulation 18) along with its Sustainability Appraisal and Habitats Regulations Assessment, for public consultation, and publish the range of supporting evidence base for the Local Plan and,
  - (ii) to finalise the public consultation arrangements and all documentation for the First Draft Local Plan (Regulation 18)
  - (iii) undertake any minor corrections and adjustments to the consultation documents as may be required
3. Approves a period of eight weeks consultation commencing on the 19<sup>th</sup> June 2023 until the 14<sup>th</sup> of August 2023 on the First Draft Local Plan (Regulation 18) along with the Sustainability Appraisal and Habitats Regulations Assessment.
4. Receives a report at a future meeting summarising the findings of the consultation process.
5. Notes that this report will be considered at the Economy and Place Scrutiny Committee on the 8<sup>th</sup> June 2023 and that an all Member Briefing Session will be provided on the 15<sup>th</sup> June 2023.

**Reasons**

To ensure that the process of adopting the Local Plan is undertaken in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

## 1.0 **Background**

- 1.1 Local Plans are a statutory requirement set by the Government under the Planning and Compulsory Purchase Act 2004 which require Local Authorities to set out a local development plan for the area.
- 1.2 Once adopted the new Local Plan will provide a strategic approach to the delivery of a range of development types including market and affordable housing, employment, and supporting hard and soft infrastructure. Such development requirements will be balanced against the need to protect the built and natural environment, whilst also furthering the Council's response to the climate emergency declaration.
- 1.3 An initial consultation, on the Regulation 18 Issues and Strategic Options document, was undertaken from Monday 1st November 2021 until Monday 24 January 2022. A report was taken to Cabinet on 19<sup>th</sup> July 2022 which presented the detailed feedback from the consultation. A further report was taken to Cabinet on 6<sup>th</sup> October 2022 which noted progress made towards the next stage of consultation.
- 1.4 This second Regulation 18 stage of consultation will present the First Draft Local Plan and sets out the proposed overall housing and employment growth figures for the borough, the settlement hierarchy and an initial view on the proposed development sites to meet the housing and employment growth targets over a twenty-year plan period (to year 2040). The purpose of the Regulation 18 consultation is to seek a wide range of views from communities and stakeholders on what a Local Plan should contain.

## 2.0 **Progress to Date and Issues**

- 2.1 Since the last update on the Local Plan in October 2022, the team have been working on the following in anticipation of the consultation on the First Draft Local Plan (Regulation 18) :-
  - Assessed in the region of 140 sites against site selection criteria to support the Local Plan
  - Consultancy support to undertake the following reports / evidence: -
    - Habitats Regulations Assessment,
    - Sustainability Appraisal ,
    - Housing Need Assessment / Economic Need Assessment,
    - Town centre capacity study,
    - Ecological network recovery assessment and mapping,
    - Landscape Character Study,
    - Infrastructure Delivery Plan,
    - Transport modelling,
    - Strategic Employment Sites Assessment,
    - Town Centre and Urban Capacity Study,
    - Viability Assessment and
    - Green Belt Study

- Reports from the above studies have been finalised, assessed and incorporated into the First Draft Local Plan
- Duty to Cooperate with neighbouring authorities ongoing and documented
- Equality Impact Assessment completed as part of the Sustainability Appraisal

### Draft Local Plan

- 2.2 The draft Local Plan is structured around the following key areas:-
- Introduction, context, Vision and Strategic Objectives – setting out the background to the Local Plan and setting the scene for the overall Vision and Strategic Objectives for the Borough by 2040 (the end of the Plan period)
  - Strategic policies setting out the overall levels of development, settlement hierarchy and where growth should be directed.
  - Policies in relation to housing, employment, retail, infrastructure and environmental matters
  - Information on sites considered through the Local Plan
  - Glossary and Monitoring Framework
- 2.3 The draft Local Plan sets out the proposed growth strategy for the Borough, which is to provide at least 7,160 new homes over the Plan period (average of 358 per annum) and a minimum of 69 hectares of employment land. The Plan looks to direct development to the most sustainable locations, making the best use of previously developed land in the urban area. The primary focus for development is Newcastle-under-Lyme as a strategic centre in the Plan. Kidsgrove, an urban centre, is also a focus for growth in the overall delivery of the Plan Strategy. The plan also identifies a number of Rural Centres which perform an important community role. Rural Centres will take a smaller share of overall target, to support their services and facilities and to ensure the continued vitality and viability of these centres.
- 2.4 Efforts have been made to identify as many potential sites as possible as draft allocations in the urban area, including a specific call for sites for brownfield land. The proactive investigative work has exhausted all potential supply from sites within development boundaries and helped to ensure development is directed to the most established urban areas. Unfortunately, due to the limited land available within the existing urban area and villages, insufficient land was identified to accommodate the housing requirement in full in accordance with the preferred distribution of growth. The Council has considered maximising density to accommodate more dwellings on a smaller land area –the density of sites has been increased on sites identified for potential allocation in the plan where possible, and where this did not result in detriment to amenity, character, landscape and historic environment.
- 2.5 Discussions have also been held with neighbouring authorities as to whether they could accommodate some of the identified need for development. Despite best endeavours from all parties, this is currently not possible. There will be ongoing discussions regarding the Plan proposals as it is developed as part of the Duty-to-Co-operate.
- 2.6 The previous consultation at Issues and Options stage set out options for distributing development. The Issues and Options document also set out options for Green Belt release, only if required and the exceptional circumstances are fully evidenced and justified. These options have been considered through the Sustainability Appraisal. Following detailed evidence and a consideration of site opportunities in urban areas, the Plan includes draft site options which include Green Belt release.
- 2.7 While some of the indicative development figures for the Strategic Centre of Newcastle-under-Lyme can be accommodated on urban sites, it is not possible to meet all of the proposed development requirements without draft site options which include Green Belt release. The town of Kidsgrove has limited land availability in the centre. Kidsgrove, like Newcastle-under-

Lyme, is a sustainable location for growth, has received investment with the town deal funding, is adjacent to the developing employment hub at Chatterley Valley and is the only location in the Borough with a mainline rail station. Proactive work has considered possibilities for housing sites in the town itself, therefore some Green Belt release may be required to deliver new housing on draft sites which will not result in the merging of settlements or adversely affect the openness of the remaining Green Belt but will complement the existing built-up area and form logical extensions to the town.

- 2.8 A significant amount of new development is proposed in the Keele University Growth Corridor where there is optimum potential to create new development which has less environmental impact by utilising renewable energy technology and sustainable transport solutions connected to university projects, funding and initiatives.
- 2.9 A smaller level of Green Belt release is envisaged in the rural area in Audley and Bignall End which is the only Rural Centre with limited opportunity for growth on land not designated as Green Belt. This will help to sustain services and facilities, increase housing choice and ensure that development is distributed fairly across the service villages. Outside of the Green Belt, draft sites are also proposed in the settlements of Madeley and Loggerheads to support future growth recognising that settlements such as Loggerheads have already experienced recent levels of growth in the settlement.
- 2.10 The Council's Issues and Strategic Options document also identified the potential for strategic employment sites to be considered through the Local Plan. These are sites of scale, measuring over 25 hectares in size. Consultants Aspinall Verdi have prepared a Strategic Employment Site Report for the Council which has reviewed the sub-regional need and demand for such uses, concluding that there is a rationale for the allocation of strategic employment sites in the borough.
- 2.11 The strategic employment sites report considered sites at Land at J16 of the M6 (ref AB2), Land at Barkers Wood, Keele (ref KL15) and land off Talke Roundabout (ref TK30). The sites are significant in scale and are in the Green Belt. To acknowledge this, the Local Plan is not proposing to allocate the sites in the Plan at this stage but is seeking views on the principle of allocating strategic employment sites and is also seeking views on the site options themselves. The Council is seeking views from statutory consultees, infrastructure providers, neighbouring authorities and communities to understand views and receive further technical information on the sites.
- 2.12 The following table presents a summary of key proposals affecting settlements:-

<b>Settlement</b>	<b>Tier in the proposed settlement hierarchy</b>	<b>Key proposals (note – this table does not provide an exhaustive list of policies and proposals relevant to individual settlements)</b>
Newcastle-under-Lyme	Strategic Centre	<ul style="list-style-type: none"> <li>• Site allocations in the draft plan</li> <li>• Proposed town centre / primary shopping area boundary</li> <li>• Proposed District and Neighbourhood Centres for retail purposes</li> <li>• Development boundaries proposed</li> </ul>
Kidsgrove	Urban Centre	<ul style="list-style-type: none"> <li>• Site allocations in the draft plan</li> <li>• Proposed town centre / primary shopping area boundary</li> <li>• Proposed District and Neighbourhood Centres for retail purposes</li> </ul>

		<ul style="list-style-type: none"> <li>• Development boundaries proposed</li> </ul>
Audley and Bignall End (Joint)	Rural Centre	<ul style="list-style-type: none"> <li>• Site allocations in the draft Plan</li> <li>• Proposed rural centre retail designation</li> <li>• Development boundaries proposed</li> </ul>
Baldwins Gate	Rural Centre	<ul style="list-style-type: none"> <li>• The outcome of a Planning appeal at a site at Baldwins gate (21/01041/OUT) for up to 200 dwellings will influence future strategy to Baldwins Gate</li> <li>• Proposed rural centre retail designation</li> <li>• Development boundaries proposed</li> </ul>
Betley and Wrinehill (Joint)	Rural Centre	<ul style="list-style-type: none"> <li>• Development boundaries proposed</li> </ul>
Keele Village (with University Hub)	Rural Centre	<ul style="list-style-type: none"> <li>• Inset boundary proposed</li> <li>• Site allocations in the draft Plan</li> </ul>
Loggerheads	Rural Centre	<ul style="list-style-type: none"> <li>• Site allocations in the draft Plan</li> <li>• Proposed rural centre retail designation</li> <li>• Development boundaries proposed</li> </ul>
Madeley and Madeley Heath	Rural Centre	<ul style="list-style-type: none"> <li>• Site allocations in the draft Plan</li> <li>• Proposed rural centre retail designation</li> <li>• Development boundaries proposed</li> </ul>
Various Locations	Urban Centre, Rural Centre and Other settlements and rural areas	<ul style="list-style-type: none"> <li>• Consulting on 3 potential locations for strategic locations at Audley, Keele and Talke.</li> </ul>

- 2.13 This is the First Draft Plan. The call for sites is still open for sites to be submitted for consideration during the next stage of the Local Plan. At this stage, the Council is seeking views on a number of draft options for the location of sites around the Borough. The Council is seeking views from statutory consultees, infrastructure providers, neighbouring authorities and communities to understand views on the emerging Plan. This expert, technical and valued local perspective will help us determine the suitability of our overall approach including specific sites.
- 2.14 The First Draft Local Plan also includes, in draft form, a number of important policies to assist decision takers in making decisions on planning applications including affordable housing, older person accommodation, design, climate change policies and others.

#### Local Plan Consultation

- 2.15 The consultation period on the Local Plan will be longer than the statutory minimum of 6 weeks, as with the Issues and Options consultation at the end of 2021 / beginning of 2022. The consultation will be in line with the Council's Statement of Community Involvement which sets out how the Council will consult on Local Plan documents. The Council intends: -
- Holding seven public consultation events held in venues across the Borough between 19<sup>th</sup> June and the 14<sup>th</sup> August 2023.
  - One by appointment consultation session at Castle House
  - One virtual consultation event
  - Holding ongoing discussions with neighbouring authorities and statutory bodies
  - Updating the Council's website to host the consultation material and provide an opportunity to submit comments through the Council's consultation portal

- Importantly, comments will also be received through e-mail to [planningpolicy@newcastle-staffs.gov.uk](mailto:planningpolicy@newcastle-staffs.gov.uk) and in writing to the planning policy team at the Council Offices at Castle House
- Holding workshops and focus groups.

2.16 The comments received during this consultation will be reviewed and key issues will be identified and summarised. This will be reported back to members at the earliest opportunity. The feedback will inform the next stage of plan preparation, alongside new and emerging evidence base documents, the outcomes of the Sustainability Appraisal and Habitats Regulations Assessment processes.

2.17 The next consultation stage will be on the Regulation 19 version of the Local Plan. This will be the plan which the council considers to be 'sound' and legally compliant, which will then be submitted to the Secretary of State, via the Planning Inspectorate for public examination before it can be considered for adoption by the Council. It is estimated that the adoption of the new Borough Local Plan will be complete by late 2024 / early 2025 in line with our Local Development Scheme published on the Council's website. It should be noted that this timescale is dependent on the availability and agreement of the Planning Inspectorate and progress made during the examination.

### **3.0 Proposal**

3.1 It is proposed that consultation on the First Draft Local Plan (Regulation 18) begins on the 19<sup>th</sup> June 2023.

3.2 It is proposed that this consultation stage lasts for 8 weeks: more than the statutory 6 weeks recommended, completing on the 14<sup>th</sup> August 2023.

3.3 A dedicated web page on the website will be 'live' at the start of the consultation that will list the consultation events and how they can be booked. There will also be 7 external public consultation events at Kidsgrove, Keele, Silverdale, Chesterton, Madeley, Loggerheads and Audley, but with the intention of holding several more at the Council Offices and an offer of booking virtual meetings. All the sites proposed to be allocated will also have site notices advising of the consultation and seeking responses to the Plan. During the consultation period officers will be available to respond to any questions.

3.4 Subject to this second consultation, it is further proposed that a Final Draft Local Plan will be consulted upon in early 2024, with a view to submitting the Local Plan to the Secretary of State in late 2024, for an Examination in Public in 2024 for possible adoption by late 2004 or early 2025. However, once the plan is submitted the timetable for the Examination in Public and the publication of the Inspectors Report will be determined by the Planning Inspectorate.

### **4.0 Reasons for Proposed Solution**

4.1 In order that Council deliver a robust and fully considered Borough Local Plan it is paramount that consultations on the drafts are undertaken, in line with the Council's Statement and Community Involvement which sets out how we will consult on planning matters, and that feedback is received and acted upon.

### **5.0 Options Considered**

- 5.1 One option is not to proceed with the production of a Local Plan and cease work. This is the 'do-nothing' scenario. This is not considered a reasonable option as it contravenes Section 19(1B) - (1E) of the Planning and Compulsory Purchase Act 2004 which requires local planning authorities to identify their strategic priorities and have policies to address these in their development plan documents (taken as a whole).
- 5.2 A further option is to suspend the progress of the production of a Local Plan as a consequence of the NPPF consultation / policy decision from Central Government, which may or may not alter the calculation of housing needs. At the time of this report being drafted there has not been any final announcement on this subject from Government and until any guidance is issued, in its final form, we do not consider a pause would be a benefit to the progress we have made. For the avoidance of doubt, the First Draft Local Plan has been prepared in accordance with the National Planning Policy Framework (dated July 2021) and associated planning guidance which are the requirements currently in force
- 5.3 The consequence of failure to progress plans is the likelihood of government intervention with the possibility that the plan will be produced for the Borough Council by another organisation. In March 2020, the government set a deadline of December 2023 for all authorities to have up-to-date Local Plans in place and plan progression is monitored by national government. Other consequences are the diminishing weight applied to out-of-date policies in existing development plan and the possibility without a forward supply of development sites that the Council fails to demonstrate a 5-year land supply. The current analysis as result of the preparatory work for this Local Plan demonstrates that the Council is right on the margin of a 5-year land supply so the risk of not having an available supply is therefore a high risk. This would result in planning applications being determined in line with the presumption of sustainable development (i.e., sites which are not allocated).

## **6.0 Legal and Statutory Implications**

- 6.1 The Local Plan is a statutory requirement and needs to conform to the requirements set out within the Planning and Compulsory Purchase Act, 2004 ("the 2004 Act") and the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the 2012 Regulations"). The proposed consultation will be carried out in the stage of the plan-making process governed by Regulation 18. Regulation 18 requires councils to consult particular bodies and groups on the scope of the Plan, and to take account of representations. In preparing a Local Plan, Local Planning Authorities have to comply with the statutory Duty to Co-operate and carry out engagement throughout the plan making process in accordance with its Statement of Community Involvement. The development of the Plan has taken proper account of the legal requirements associated with Sustainability Appraisal and the Habitats Regulations.
- 6.2 Once adopted, the Local Plan will replace the adopted Core Spatial Strategy, 2009 and saved policies of the Newcastle-under-Lyme Local Plan 2003 - 2011.
- 6.3 The National Planning Policy Framework (July 2021) and the National Planning Practice Guidance, contain guidance on how to prepare a Local Plan and this has been taken into account in the preparation of this report together with the legal requirements as set out in 2004 Act and the 2012 Regulations.

## **7.0 Equality Impact Assessment**

- 7.1 An Equality Impact Assessment (EqIA) has been undertaken for the First Draft Local Plan document as part of the Integrated Sustainability Appraisal. The EqIA has assessed how the First Draft Local Plan document impact on the nine protected characteristics identified in the Equalities Act 2010.

7.2 At this stage of plan preparation, it is considered there are no specific detrimental equality impacts arising as a result of this report. The EqIA has been published as part of the Sustainability Appraisal, alongside the First Draft Local Plan.

## **8.0 Financial and Resource Implications**

8.1 The costs of the consultation are already accounted for in the Planning Policy budget. These costs relate to the following:

- booking venues (for any additional venues required that are not Council property),
- health and safety materials for the venues (e.g., hand sanitiser and cleaning supplies)
- various modes of consultation including printing posters, site notices and consultation material as well as some copies of the Local Plan document
- officer time – whilst not an additional cost, officers working outside normal hours at events can claim time off to compensate for longer working days

## **9.0 Major Risks**

9.1 Changes in National Policy, Legislation and Guidance

The Levelling-Up and Regeneration Bill is currently before parliament. The Bill will have implications for the production of Local Plans, once it receives Royal Assent (anticipated to be later in the year). The Government has outlined that Councils have until 30 June 2025 for old style Plans to be submitted for examination (to be adopted by 31 December 2026). Alongside this, the government has recently consulted on proposed changes to the National Planning Policy Framework. This may result in changes to the approach to Plan making, particularly in respect of the Green Belt. Again, this position will be kept under review. Transitional arrangements are likely to apply and implications of any changes to the approach and content of the Local Plan will be kept under review.

9.2 Failure to provide robust evidence base for the emerging Local Plan.

The risk here is that the policies and allocations subsequently proposed are based on erroneous or out of date data. This is being addressed through the work already undertaken on some key pieces of the evidence base and also ongoing review of evidence as the plan progresses to adoption.

9.3 Failure to demonstrate that the plan is being prepared in line with the Duty to Cooperate.

The Duty to Co-operate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness. Proposals and policies in the plan may have cross boundary implications that require effective cooperation to understand and mitigate. The First Draft Local Plan also contains proposals for Green Belt release which is subject to a separate 'exceptional circumstances' test which again relies on discussion with neighbouring authorities to determine any reasonable alternative options to Green Belt release. The Borough Council is communicating with our partners and neighbours and will continue to develop Statements of Common Ground to ensure that the duty is fulfilled and any cross boundary issues are addressed effectively.



9.4 Failure to meet the timetable for the preparation and adoption of the Local Plan.

There is some potential for slippage in the time line of the Plan and this will be dependent on a number of factors notably the amount and diversity of the comments received at each consultation stage and the availability of staff to support this requirement. This risk though can be addressed through managing staffing levels and utilising other sources of external and internal staff support as appropriate.

9.5 Failure to demonstrate transparency and inclusiveness in our engagement and consultation with stakeholders on strategy development.

If an aggrieved party feels the process has not been followed correctly then it may launch a challenge to the validity of the plan through the judicial review process. It is therefore important that the plan presents itself in a manner where each party has the opportunity to present their case fully. The Borough Council will also follow its Statement of Community Involvement during consultation stages.

9.6 Failure of a consultant or third party to deliver to Council's timeframe

If a contracted consultancy company who is delivering evidence for the Local Plan is delayed this could potentially delay the subsequent or next stage of the evidence development and plan drafting. It is important that evidence is robust (see 9.2 above) and that short cuts aren't taken in building the evidence base

9.7 Whilst these risks could result in the plan being found to be unsound, delays through legal challenge or work proceeding too slowly could result in decisions on applications being made without the benefit of a up-to-date local policy framework, it is felt that appropriate mitigation is in place to reduce the possibility of these events occurring and in the unlikely event they do, any harm is minimised.

**10.0 UN Sustainable Development Goals (UNSDG)**

10.1 As the Local Plan is primarily focused on the use of land and properties and how these relate to peoples use of the environment a number of the UN Sustainable Development Goals will overlap with the aims of the Plan.



**11.0 Key Decision Information**

- 11.1 The policies and allocations in the First Draft Local Plan (Regulation 18) will affect sites all wards in the Borough over time.

## 12.0 **Earlier Cabinet/Committee Resolutions**

- 12.1 Cabinet – Wednesday, 13<sup>th</sup> January 2021. Please follow this link

<https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=3423&Ver=4>

Following completion of the review agreed at the previous meeting, Cabinet resolved to cease work on the Joint Local Plan and commence work on the Borough Local Plan.

- 12.2 Planning Committee - Tuesday, 31<sup>st</sup> August, 2021. Please follow this link:

<https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=119&MId=3819&Ver=4>

Presentation of draft Issues and Strategic Options Paper to Planning Committee for consideration and for opportunity to pass comment on the plan to Cabinet

- 12.3 Cabinet – 8<sup>th</sup> September 2021. Please follow this link:

<https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=3429&Ver=4>

Sought authorisation to publish Local Plan Issues and Strategic Options for 6 week public consultation

- 12.4 Economy & Place Scrutiny Committee – Wednesday, 15<sup>th</sup> June 2022. Please follow this link:

<https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=467&MId=4163&Ver=4>

Presentation and report on the outcomes of the Borough Local Plan Issues and Options consultation.

- 12.5 Cabinet 19<sup>th</sup> July 2022. Please follow this link:

<https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=3979&Ver=4>

Presentation of the feedback from the Local Plan Issues and Strategic Options consultation.

- 12.6 Cabinet 5 October 2022 - update Cabinet on progress made on the Local Plan and next steps before consultation is undertaken - <https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=4181>

## 13.0 **List of Appendices**

- 13.1 Appendix 1: Regulation 18 Draft Local Plan  
<https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/Appendix1Regulation18LocalPlan.pdf>
- 13.2 Appendix 2: Integrated Sustainability Appraisal of the First Draft Local Plan  
Part 1:  
[https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936\\_Vol\\_1of3\\_NuL\\_R18\\_SA\\_Non-Technical\\_Summary\\_5\\_250523GW.pdf](https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936_Vol_1of3_NuL_R18_SA_Non-Technical_Summary_5_250523GW.pdf)  
Part 2:  
[https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936\\_Vol\\_2of3\\_NuL\\_R18\\_SA\\_11\\_250523SS\\_non-access.pdf](https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936_Vol_2of3_NuL_R18_SA_11_250523SS_non-access.pdf)  
Part 3:  
[https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936\\_Vol\\_3of3\\_NuL\\_Reg18\\_SA\\_Appendices\\_1\\_170523LB\\_comp.pdf](https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/LC-936_Vol_3of3_NuL_Reg18_SA_Appendices_1_170523LB_comp.pdf)
- 13.3 Appendix 3: Habitats Regulations Assessment of First Draft Local Plan  
<https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/Appendix3HRAoftheLocalPlan.pdf>
- 13.4 Appendix 4: Extract of Draft Policies Map  
<https://moderngov.newcastle-staffs.gov.uk/NULBC/LP/Appendix4ExtractofDraftPoliciesMap.pdf>

## 14.0 **Background Papers**

The following evidence based items have already / will be published on the Council's Local Plan evidence base webpage when the consultation starts:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-evidence-base>

- 14.1 Duty to Co-operate Statement of Compliance (2023)
- 14.2 Strategic Employment Sites Report 2023 (Aspinall Verdi)
- 14.3 Ecological Network Recovery Assessment (Staffordshire Wildlife Trust)
- 14.4 Landscape Character Assessment: CBA (2023)
- 14.5 Local Plan Viability Study; Nationwide / CIL (2023)
- 14.6 Infrastructure Delivery Plan; LUC (2023)
- 14.7 Housing and Economic Needs Assessment Update; Turleys (2023)
- 14.8 Town Centre Capacity Study; Turleys (2023)
- 14.9 Green Belt Assessment Part 3; Arup (2023)
- 14.10 Newcastle-under-Lyme open space and green infrastructure strategy; RSK (2022)
- 14.11 Landscape and settlement character assessment study; CBA (2022)
- 14.12 Housing and Economic Needs Assessment; Turleys: 2020
- 14.13 Climate Change Adaptation and Mitigation Report; AECOM Limited; 2020
- 14.14 Playing Pitch Strategy 2020; Knight, Kavanagh & Page Ltd; 2020
- 14.15 Green Belt Assessment Part 1&2; Arup; 2017 & 2020
- 14.16 Gypsy and Traveller and Travelling Showperson Accommodation Assessment; Arc4; 2020
- 14.17 Water Cycle Study; JBA Consulting; 2020
- 14.18 Newcastle-under-Lyme and Stoke-on-Trent Retail and Leisure Study; Nexus Planning; 2019
- 14.19 Strategic Housing Land Availability Assessment (SHLAA); NULBC; 2020
- 14.20 Strategic Housing Land Availability Assessment Methodology; NULBC; 2017
- 14.21 Level 1 Strategic Flood Risk Assessment Report; JBA Consulting; 2019.
- 14.22 Biodiversity Opportunity Mapping Report (March 2014)
- 14.23 Rural Area Topic Paper (2021)
- 14.24 Heritage Topic Paper (2021)
- 14.25 Infrastructure Baseline Report (2021)
- 14.26 Staffordshire and Stoke-on-Trent Strategic Infrastructure Plan (2018)
- 14.27 West Midlands Strategic Employment Sites Study (2021)

