



Newcastle-Under-Lyme Local Plan 2020 – 2040
Schedule of Proposed Additional Modifications to the Submitted Local Plan
May 2026

Additional Modifications Appendix

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the additional modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan (examination document CD01, accessed here <https://www.newcastle-staffs.gov.uk/downloads/download/901/newcastle-under-lyme-local-plan>), and do not take account of the deletion or addition of text.

Modification Reference	Page Number	Policy / Para / Map Reference	Additional Modification	Reason	Main Modification / Additional Modification
AM01	All	All	To update page / paragraph / map / figure numbers in the final version of the document so that the numbers run sequentially through the document. To insert policy / site allocation boxes in the document to ease differentiation between policy and supporting text.	To update the final numbering so that the document runs sequentially.	AM
AM02	Front Page	-	Title of Plan be amended to read ' Final Draft Newcastle-under-Lyme Borough Local Plan (Regulation 19) 2020-2040' and include a reference to when the document is adopted.	Minor text amendment to reflect proper title of the plan	AM
AM03	2	Foreword	To update or remove the foreword following outcomes of local elections	Minor amendments to reflect the status of the Plan	AM
AM04	3-7	Contents	Update Table of Contents to remove 'Section 1 (consultation not part of the Plan) referring to consultation and how to respond to the consultation and reorder contents and page numbers accordingly. Update Table of Contents to remove reference to First Homes in Policy HOU8 to read 'Rural and First Homes Exception Sites' Delete reference to policy SA1: General Requirements from the Table of Contents Remove Policy AB12 'Land at Diglake Street' from the table of contents	Minor text amendments to reflect wider changes which have been made to the Plan.	AM

			<p>Remove 'Policy AB33 Land off Nantwich Road/Park Lane from the table of contents</p> <p>Remove Policy CT1 'Land at Red Street and High Carr Farm, Chesterton' from the table of contents</p> <p>Remove Policy CH13 Castletown Grange, Douglas Road, Cross Heath from the table of contents</p> <p>Remove Policy KS3 'land at Blackbank Road, Knutton' from the table of contents</p> <p>Remove Site G&T8 Land West of Silverdale Business Park from the table of contents</p> <p>Add New Appendix: <u>Appendix 8: Advice Note for General Requirements for Site Allocations</u></p>		
AM05	8-9	List of Policies	<p>Housing, amend HOU8 to read "Rural and First Homes Exception Sites"</p> <p>Housing, HOU9 should read 'Community-Led Exception sites'</p> <p>Remove: Site Allocations SA1:General Requirements (Site Allocations)</p>	Minor text amendment to reflect changes to the Plan and minor typographic changes.	AM
AM06	1-2	Paragraph 1.1 – 1.11	<p>To Delete Chapter 1 (Consultation Not Part of the Plan): -</p> <p>1.1The Local Plan for the Borough sets planning policies and allocates sites for development. This document is the final draft of the Local Plan. Once adopted, the Local Plan will replace policies contained in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009) and saved policies of the Newcastle-under-Lyme Local Plan (adopted 2003). This Final Draft Local Plan has been informed by:-</p> <p>National planning policies and guidance</p> <p>A variety of studies, reports and other research</p> <p>Responses received from consultations on the Issues and Strategic Options Paper and First Draft Local Plan</p> <p>Involvement of key stakeholders</p>	To reflect the status of the Local Plan, at examination stage.	AM

		<p>Recommendations from appraisals, technical reports and assessments including the Sustainability Appraisal and Habitats Regulations Assessment.</p> <p>How to respond to the consultation</p> <p>1.2 This is the publication draft version of the Local Plan, also called the Regulation 19 pre-submission draft Plan. It is the Council's chosen plan.</p> <p>1.3 The Regulation 19 Final Draft Local Plan consultation is part of the plan-making process, which will lead to the examination of the Local Plan by an independent Planning Inspector appointed by the Secretary of State. At that future examination, the Inspector will consider whether the Local Plan is 'sound' and has been prepared in accordance with legal and procedural requirements. The comments provided at the Regulation 19 stage will be sent to the Government appointed Planning Inspector when the Plan is submitted for examination and will help inform the examination on the Plan.</p> <p>1.4 To assist a future planning inspector(s), it is requested that comments made on the Plan relate to the tests of soundness that the Inspector will consider (as well as any legal or procedural requirements) which include whether the Plan is positively prepared, justified, effective and consistent with national policy. Advice on the tests of soundness can be found in the National Planning Policy Framework.</p> <p>1.5 The Local Plan is also supported by a Sustainability Appraisal and a Habitats Regulations Assessment. These documents are also available for comment on in regard to soundness and legal compliance matters.</p> <p>1.6 Responses to this consultation should be submitted via the completion of a Regulation 19 representations form. This is the preferred way of responding to the consultation by the Planning Inspectorate.</p> <p>1.7 This document, representations form and supporting evidence base can be viewed and downloaded from the Council's website at https://www.newcastle-staffs.gov.uk/localplan</p> <p>1.8 You can send comments to us (by using the representations form) in the following ways:-</p> <p>By using the consultation portal. The consultation portal can be accessed on the Council's website using the link above.</p> <p>By post to: - Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL</p> <p>By e-mail to planningpolicy@newcastle-staffs.gov.uk</p> <p>1.9 The period for making representations starts on the 12 August 2024 and runs for a period of 8 weeks, ending on the 07 October 2024. Responses submitted after this date will not be accepted.</p> <p>Consultation (not part of the Plan) 1</p>		
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AM07	3-5	Paragraphs 2.2, 2.8, 2.9, 2.11 & 2.14 (Introduction)	<p>To amend Paragraph 2.2 by, Adding the word ‘borough’ after reference to Newcastle under Lyme in 2nd Sentence, as follows: -</p> <p>“The new Local Plan sets out how much land should be provided to accommodate a number of land use activities including new homes and jobs that are required within Newcastle under Lyme Borough up to 2040 and where these should be located”</p> <p>To amend Paragraph 2.8, as follows: -</p> <p>“A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the Final Draft Local Plan. Again, the The HRA has is an ongoing process and will help assessed the impacts of the Plan on certain nature conservation sites.</p> <p>To delete Paragraph 2.9, as follows: -</p> <p>“Both the SA and HRA have been published alongside the Final Draft Local Plan for comment”</p> <p>Paragraph 2.11, as follows: -</p> <p>Amend sentence to read “Once adopted, The new Local Plan will replace the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009)”</p> <p>To amend paragraph 2.13 as follows:-</p> <p>2.13 A number of communities in the Borough are currently preparing Neighbourhood Plans. The ‘made’ neighbourhood development plans in the Borough are currently: -</p> <ul style="list-style-type: none"> • Loggerheads Neighbourhood Plan (‘made’ February 2019) • Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Plan (‘made’ January 2020) • Betley, Balterley and Wrinehill Neighbourhood Plan (‘made’ January 2022) 	<p>To emphasise/clarify the geographical scope of the plan</p> <p>To reflect the status of the Local Plan, post consultation (after Regulation 19 consultation stage).</p> <p>To acknowledge that the Audley Rural Neighbourhood Plan was made on the 01 October 2025.</p>	AM

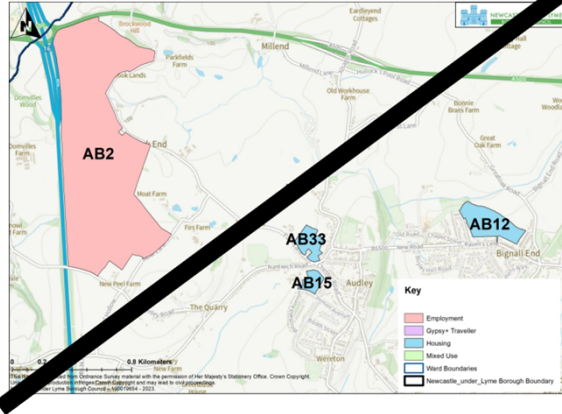
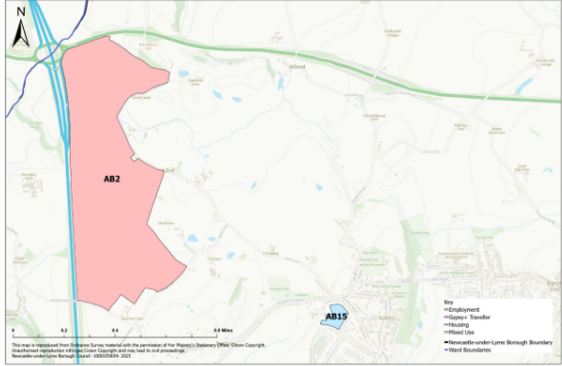
			<ul style="list-style-type: none"> • Madeley Neighbourhood Plan ('made' May 2022) • <u>Audley Rural Neighbourhood Plan ('made' October 2025)</u> <p>To amend Paragraph 2.14, as follows: -</p> <p>Issues and Strategic Options – considering considered the scope and nature of a future Plan. The Council consulted on this document from the 01 November 2021 until the 24 January 2022.</p> <p>The First Draft Local Plan – consultation responses to the Issues and Strategic Options stage, together with evidence gathered to inform potential policies and proposals led to the Council to consult consulting on a draft Plan from the 19 June 2023 until the 14 August 2023.</p> <p>The Final Draft Local Plan (Regulation 19) – this is the final version of the Plan that will be consulted upon and then submitted before submission to the Planning Inspectorate for independent examination. Responses received at this stage, should focus on 'soundness' (whether the Plan is positively prepared, justified, effective, and consistent with national policy) and legal compliance of the Plan. The Council consulted on the Final Draft Local Plan from the 12 August 2024 until the 07 October 2024.</p> <p>Submission and examination of the Local Plan – an independent planning inspector appointed by the Secretary of State considers will will the soundness and legal compliance of the Local Plan to determine whether the Council can adopt the Plan. The Inspector will carefully consider representations made alongside the Plan and its evidence. Fundamental concerns at this stage could result in the Local Plan being withdrawn by the Council or being found 'unsound' by the Inspector. However, in most cases an Inspector will suggest 'modifications' to the Plan which, if implemented, by the Council should enable to Local Plan to be found sound and capable of adoption. The Council submitted the Local Plan for examination on the 20 December 2024.</p> <p>Adoption – at this stage, the Council can seek to seek to adopt the Local Plan at Full Council and use it to guide decisions for planning applications until 2040, unless a review of the Local Plan indicates that an update is required earlier.</p>		
AM08	6-9	Paragraphs 3.9, 3.12 & 3.21 (Context)	<p>To amend Paragraph 3.9, as follows: -</p> <p>Replace 'and' with '&' when making reference to Trent & Mersey Canals</p> <p>To amend Paragraph 3.12, as follows: -</p> <p>Delete '...in terms of age range' at end of final sentence.</p> <p>To amend Paragraph 3.21, as follows: -</p> <p>Delete '... at Balterley Heath' from the end of the 2nd sentence.</p>	To correct a drafting error	AM
				Duplicates text/meaning already included elsewhere in the sentence.	

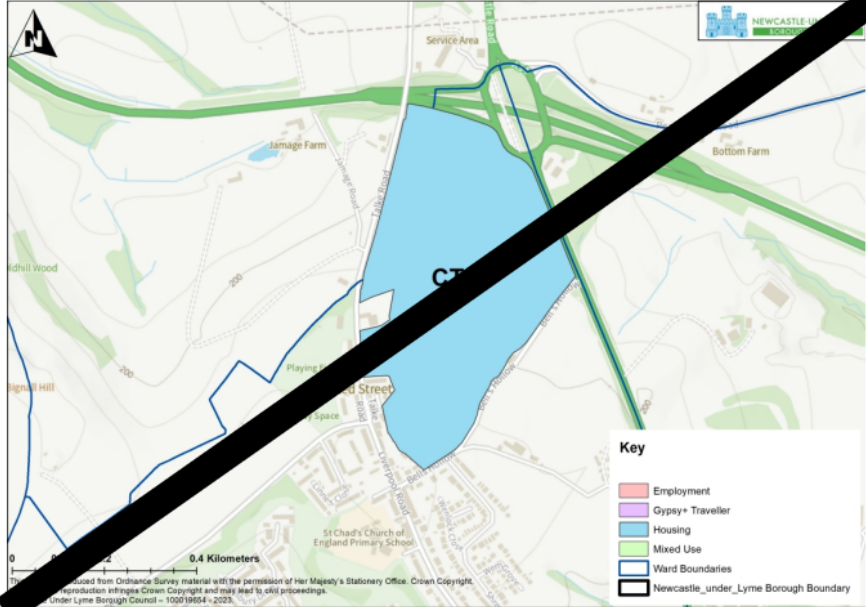
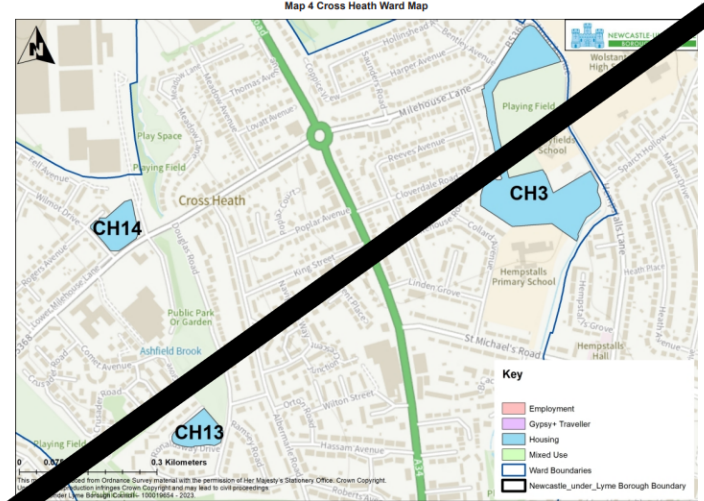
AM09	25	(Related Documents to Policy PSD7: Distribution of Design)	To amend the related document reference as follows: - Secured by Design Policy <u>Police</u> Crime Prevention Initiatives Limited.	To correct a drafting error.	AM
AM10	35	Paragraphs 7.36 (supporting text to policy HOU5 Specialist Needs Housing)	To amend Table 2 to read 'Table 3 ' in the last sentence or update so that the numbering runs sequentially through the document.	To correct a drafting error.	AM
AM11	48	Paragraph 8.13 (supporting information to Policy EMP3 Tourism)	To amend paragraph 8.13, as follows: - Replace the word ' historic ' with ' <u>heritage</u> '	In the interests of clarity	AM
AM12	70	Paragraph 11.7 (supporting information to Policy SE2 Land Contamination)	Amend Paragraph 11.7, as follows: - Delete final bullet point 4. Relevant Documents...	To correct a drafting error.	AM
AM13	92	Paragraph 11.66 (supporting information to Policy SE13 (Soil and Agricultural Land))	To amend Paragraph 11.66, as follows: - Delete final bullet point 4. Related Documents	To correct a drafting error.	AM
AM14	108	Audley	To amend paragraph 13.11 is as follows:- 13.11 Audley is identified as a rural centre in Policy PSD2. 'Settlement Hierarchy'. The following sites <u>are has</u> been identified to meet the residential development requirements of Audley in the Local Plan:	To reflect proposed changes to allocations	AM

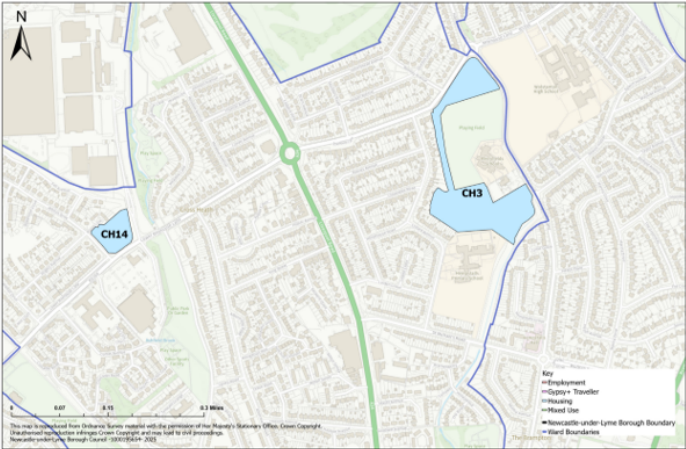
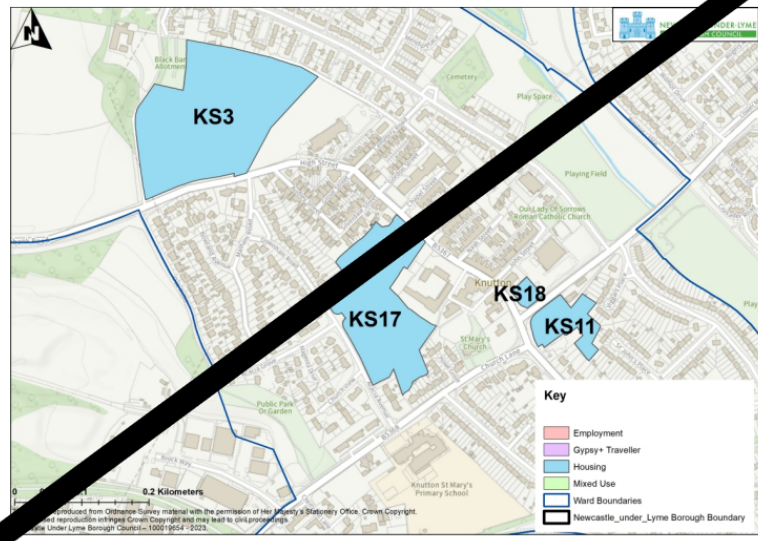
			<p>Site AB12 ‘ Land East of Diglake Street’</p> <p>Site AB15 ‘Land North of Vernon Avenue’</p> <p>Site AB33 ‘ Land off Nantwich Road / Park Lane, Audley</p>	included in the Local Plan	
AM15	115/116	Introduction to Crackley and Red Street	<p>To amend paragraph 13.50 as follows:-</p> <p>Crackley and Red Street</p> <p>13.50 Crackley and Red Street is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 ‘Settlement Hierarchy’. <u>No sites are allocated at Crackley and Red Street in the Local Plan Site CT1 ‘land at Red Street and High Carr Farm, Chesterton’ is allocated in the Local Plan to meet the residential development requirements of Newcastle-under-Lyme</u></p>	To provide clarity in respect of the approach of the Plan to Crackley and Red Street	AM
AM16	117	Cross Heath Introduction (Paragraph 13.61)	<p>To amend the text in paragraph 13.61, as follows:-</p> <p>Cross Heath is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 ‘Settlement Hierarchy’. <u>The site at CH14 Maryhill Day Centre has been allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan.</u></p> <p>following sites are allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan:-</p> <p>CH13 Castletown Grange, Douglas Road, Cross Heath</p> <p>CH14 Maryhill Day Centre, Wilmott Drive, Cross Heath</p>	To reflect the site allocations in the Plan.	AM
AM17	125	Introduction to Knutton (paragraph 13.106 / 107)	<p>To amend the paragraph as follows:-</p> <p>Knutton is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 ‘Settlement Hierarchy’. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme:-</p> <p>KS3 Land at Blackbank Road;</p> <p>KS11 Knutton Community Centre;</p> <p>KS17 Knutton Recreation Centre;</p> <p>KS18 Land North of Lower Milehouse Lane;</p> <p>KS19 Knutton Lane</p>	To be consistent with the outcomes of the Inspector’s Post Examination Hearing Advice	AM

AM18	134	Paragraph 13.164, introduction to section on Silverdale	To amend the text as follows:- Silverdale is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme and the Local Plan:- SP2 Cheddar Drive SP11 Lyme Park SP22 Former Playground off Ash Grove SP23 Land at Cemetery Road / Park Road G&T Site 8 Land West of Silverdale Business Park	To reflect wider changes in the Local Plan	AM
AM19	138	Paragraph 13.180 (supporting information to Policy SP22 Former Playground off Ash Grove, Silverdale)	<i>To amend Paragraph 13.180, as follows: - The first sentence to read '.... urban area.'</i>	To correct a drafting error.	AM
AM20	148	Paragraph 13.235 (supporting information to site TB6, former Pool Dam Pub site)	To amend 13.235 13.235 Walleys Quarry Landfill site which is currently operational is located in close proximity of the site. No dwellings on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027 . This will mitigate against potential polluting impacts from the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding policy 2.5.	To ensure the effectiveness of the supporting text to the policy	AM
AM21	159	Paragraph 13.284 (supporting information for Policy TC71 Midway Car Park)	To amend Paragraph 13.284, as follows: - Amend first sentence to read '....is located'...Remove word sustainably	To correct a drafting error. Inclusion of word duplicates references to being a sustainable location in second sentence.	AM

AM22	161-169	Glossary	<p>To add text to define ancillary use as follows: - <u>'Ancillary Use: a secondary activity or building that is connected to and supports the main use of the property, but is not the primary purpose of the property'.</u> <i>To amend Appropriate Assessment, as follows: - Amend text to separate words 'to' and 'determine'.</i></p> <p><i>To amend Critical Drainage Areas, as follows: - Amend text to read Strategic Flood Risk Assessment not SFRA</i></p> <p><i>To amend DEFRA's Code of Practice etc., as follows: - Amend text to separate words 'for' and 'developers'</i></p> <p><i>To amend Desk Based Assessment, as follows: - Amend text to separate words 'records' and 'and'</i></p> <p><i>To amend Development Boundary, as follows: - Amend text to separate words 'development' and 'is'</i></p> <p>To add text to define energy hierarchy as follows: - <u>"Energy hierarchy - to reduce levels of carbon dioxide emissions in the built environment. It seeks to reduce energy demand, to supply energy efficiently and use renewable energy".</u></p>	<p>To ensure the effectiveness of the Local Plan.</p> <p>To correct drafting errors.</p> <p>To provide clarity as to what SFRA means.</p>	AM
AM23	175-181	Appendix 2 (Saved Policies)	<p><i>To amend Table 9, as follows: - Add in brackets (2003, 2011)</i></p>	To clarify which local plan saved policies refer to.	AM
AM24	184-185	Appendix 3 (Parking Standards)	<p><i>To amend Table 12 Additional Parking Standards – Disabled Motorists, as follows: - Amend to un-embolden the current bold text.</i></p>	To correct a drafting error.	AM
AM25	187	Appendix 5 (Design Code for Historic Farmsteads)	<p><i>To amend Appendix 5, as follows: - Amend to have contents of paragraphs 5.2 to 5.11 to be a bullet pointed sub-set of paragraph 5.1</i></p>	To correct a drafting error.	AM
AM26	189	Appendix 7 Final Draft Local Plan Site	To replace Map 1 in the Local Plan, as follows:-	To reflect wider changes to the Local Plan	AM

		<p>Allocation Maps – Map 1, Audley Ward Map</p>	 		
<p>AM27</p>	<p>195</p>	<p>Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 3, Crackley and Red Street Ward Map</p>	<p>To delete Map 3 in the Local Plan, as follows:-</p>	<p>To reflect wider changes to the Local Plan</p>	<p>MM</p>

					
AM28	196	<p>Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 4, Cross Heath Ward Map</p>	<p>To replace Map 4 in the Local Plan, as follows:-</p> 	To reflect wider changes to the Local Plan	AM

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AM29	190	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 8, Knutton Ward Map	<p>To replace Map 8 Knutton Ward Map, as follows:-</p> <p>  </p> <p>This map is produced from Ordnance Survey aerial imagery with the permission of Her Majesty's Stationery Office. Crown Copyright. Reproduced with the permission of Ordnance Survey. Newcastle-under-Lyme Borough Council. 100019554 © 2023.</p>	To reflect wider changes to the Local Plan	AM

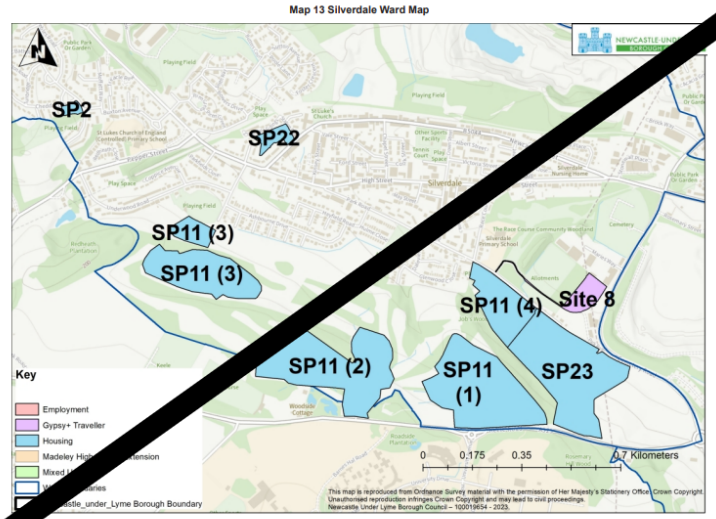


AM30

195

Appendix 7
Final Draft
Local Plan Site
Allocation
Maps – Map
13, Silverdale
Ward Map

To replace Map 13, as follows:-



To reflect wider
changes to the
Local Plan

AM

