

Public Document Pack

Date of meeting Wednesday, 11th September, 2024
Time 7.00 pm
Venue Astley Room - Castle
Contact Geoff Durham - 742222



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

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

Economy & Place Scrutiny Committee

AGENDA

PART 1 – OPEN AGENDA

- 1 APOLOGIES
- 2 DECLARATIONS OF INTEREST
- 3 MINUTES OF PREVIOUS MEETING (Pages 3 - 8)
To consider the minutes of the last meeting of the Committee.
- 4 LOCAL PLAN UPDATE (Pages 9 - 14)
- 5 TOWN DEAL AND FUTURE HIGH STREET FUND (Pages 15 - 22)
- 6 WORK PROGRAMME (Pages 23 - 26)
- 7 PUBLIC QUESTION TIME
Any member of the public wishing to submit a question must serve two clear days' notice, in writing, of any such question to the Borough Council.
- 8 URGENT BUSINESS
To consider any business which is urgent within the meaning of Section 100B (4) of the Local Government Act 1972.

Members: Councillors Berrisford, Bettley-Smith (Vice-Chair), Burnett-Faulkner, Edginton-Plunkett, Gorton, Grocott, D Jones, Moss, Panter, Parker (Chair) and J Waring

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need go:

- Identify a Substitute member from the list above who is able to attend on your behalf
- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place)

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

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Agenda Item 3

Economy & Place Scrutiny Committee - 11/07/24

ECONOMY & PLACE SCRUTINY COMMITTEE

Thursday, 11th July, 2024
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present:	Councillor Andrew Parker (Chair)		
Councillors:	Bettley-Smith	D Jones	Whieldon
	Edginton-Plunkett	Moss	
	Grocott	Panter	
Apologies:	Councillor(s) Burnett-Faulkner, Gorton and J Waring		
Substitutes:	Councillor Mark Holland Councillor Philip Reece (In place of Councillor Richard Gorton) Councillor John Tagg		
Officers:	Allan Clarke	Planning Policy Manager	
	Craig Jordan	Service Director - Planning	
	Simon McEneny	Deputy Chief Executive	
Also in attendance:	Councillor Andrew Fear	Portfolio Holder - Strategic Planning	
	Councillor Stephen Sweeney	Deputy Leader of the Council and Portfolio Holder - Finance, Town Centres and Growth	

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

Cllr Jones declared being employed by Harper & Keele Veterinary School which formed part of Keele University which was referred to in the Local Plan.

3. **MINUTES OF PREVIOUS MEETING**

Resolved: That the minutes of the previous meeting held on 20th June 2024 be agreed as a true and accurate record.

4. **NEWCASTLE-UNDER-LYME BOROUGH LOCAL PLAN 2040**

The Portfolio Holder for Strategic Planning introduced the Final Draft Local Plan and accompanying report.

The Planning Policy Manager then went through the background, context and legal framework for the Local Plan as well as the different steps that would lead to the adoption of the plan including approval by Full Council, public consultation and examination by the Secretary of State.

Members submitted questions and responses were provided as follows.

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Cllr Whieldon asked about what a sound local plan meant in terms of legal compliance.

– The plan was to be positively prepared, justified and effectively deliverable.

Cllr Panther wondered why Policy LW53 had been included considering the Planning Committee decided against a related development under delegated authority earlier in February 2024.

– Site selection and specific development plans were two separate things. A comparative assessment of sites across the borough had been undertaken and the LW53 site had been deemed appropriate for development. This did not undermine the Planning Committee's authority to reject applications in relation to particular developments which did not meet policy requirements.

Cllr Edington-Plunkett enquired about how the Council assessed what type and volume of housing was needed in the borough as well as what sort of traffic monitoring had been undertaken and if there was any immediate danger in increasing the traffic in those busy areas.

– A Housing and Economic Needs Assessment report had been prepared looking into the overall level of growth in the borough as well as the volume and type of housing desirable along with appropriate accessibility arrangements based on housing standards. A Strategic Transport Assessment had also been prepared following a request from national highways to assess the allocations in the plan. Finally the plan was supported by an Infrastructure Delivery Plan for the building infrastructure requirements – policies IN1 to IN7.

Cllr Holland wished to emphasize the fact that saying that a site was suitable for development at a strategic level and refusing a planning application to go through when the development was deemed unsustainable were not incompatible. The Committee was also not making the final decision which would be down to Full Council.

Cllr Jones asked who was involved in the site selection process as well as how many of the 168 sites were green belt versus brown sites and how many brown sites were refused or not included.

– A site selection methodology had been applied to establish a pool of sites which were then assessed individually regarding e.g. any flood risks or any ecological issues or if the sites were in use. There had been a site selection looking at brown sites first and then the green belt to meet the distribution of the development and its requirements. The work had been mainly carried out by officers who would report to Full Council who would be taking the final decision before the sites go out for public consultation.

Cllr Jones wondered if Cabinet members had been involved in the site selection.

– Discussions were held in respect of documents that were released however the decisions pertaining to the Local Plan would be made by Full Council.

Cllr Moss asked if an organisation had been found to run the Community Centre in Knutton and if Support Staffordshire had been contacted as previously suggested by Cllr Grocott, as well as how financial contributions referred to in the plan would

translate in relation to the housing development in Knutton with regards to access to schools and GP surgeries.

– The team was still looking for an organisation to run the Village Hall. Officers would be consulted and further information would be provided (*). In terms of infrastructure the Integrated Care Board and County Council had been consulted in respect to matters such as education and health. A document would be added listing contributions and their allocations once agreed.

() Post meeting note: officers had submitted a planning permission but hadn't contacted Support Staffs yet as they wanted to get the planning permission in place first; the organisation would be contacted as soon as this was achieved.*

Cllr Grocott asked for clarification about the process, what it meant for planning applications in relation to the sites as well as if the slides presented at the meeting would be made available.

– Full Council would decide on whether the final draft of the Local Plan was good to go out for public consultation. The Local Plan and all representations received would then be submitted to the Secretary of State before going back to Full Council for adoption. Planning applications would be received once the whole process was over. About the slides these would be published as part of the material to go with the consultation.

The Portfolio Holder for Strategic Planning wished to highlight that sites being selected for the Local Plan didn't mean carte blanche for development, on the contrary policies were being set out in the Plan that planning applications would need to comply with.

Cllr Whieldon referred to paragraph 2.3 and the list of matters taken into consideration to come up with the plan which had to be studied to work out whether the plan was or not a good thing for the borough. She also reflected on the fact the Local Plan was just that, a plan which would develop through consultation and input from interested parties and that the planning process would ensure every development would be individually scrutinised.

Cllr Holland asked if any weakest part of the process could be identified, and if this would relate to the site allocation, the site allocation methodology, the infrastructure or other considerations.

– The previous local plan had been drafted long time ago and the changes in government were currently the main concerns.

Cllr Holland asked the Chair if relevant questions received from members of the public could be brought forward and raised before the vote on item 4.

– This was indeed the Chair's intention.

Cllr Jones expressed concerns about the reduction in the number of houses from previous iterations around Keele's Golf Course coming with the inclusion of another site for mixed use on the University Campus and additional traffic to be expected. The insertion of a new primary school was also questioned as well as whether there had been discussions with other primary schools as there may an argument for the expansion of those other schools.

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– A large traffic modelling had been done on which proposals were based. The enhancement of bus lanes and active travel corridors would be incentivised through policies included in the plan and each development would go through the planning application process to assess whether these were compatible with highways infrastructures. About the schools the suggestion to potentially expand existing ones was indeed being considered. A Primary School Head Teachers Association was working alongside the County Council education team to see what the best option would be, bearing in mind the Local Plan would leave room for discussion and allow for changes as required.

Cllr Whieldon asked for confirmation that it was best to have a plan meaning the Council would have some control over the developments rather than waiting and have a number inflicted upon residents.

– There were national targets for housing development and so these would need to be enabled in a way or another. The Local Plan would allow the Council to take control over where the best locations would be and ward the borough against predatory developments.

Cllr Grocott shared worries expressed in his ward around the infrastructure and enquired about dates in relation to local consultation events so that residents could be informed in good time.

– The consultation was subject to approval at Full Council and the event dates would be communicated thereafter in a timely fashion.

Cllr Reece asked if short presentations would be considered at local consultation events.

– The events were intended as walking events and there would likely be boards taking people through the different stages of the consultation. Actual presentations would be more difficult to organise as residents would not necessarily be available at a set time.

The Chair moved item 6 forward so that questions from members of the public could be addressed before the vote.

Resolved:

1. That the updated position regarding the Local Plan be noted.
2. That the Final Draft Newcastle-under-Lyme Borough Local Plan 2040 (Regulation 19) be considered and feedback be provided on the Plan to be reported to Council at its meeting of the 24th July 2024.

[Watch the debate here](#)

5. WORK PROGRAMME

Resolved: That the work programme be noted.

6. PUBLIC QUESTION TIME

Three questions received from members of the public were raised to which responses were provided as follows.

“Why has the Borough Council not published the latest evidence base for the latest iteration of the Local Plan and how are councillors expected to be able to scrutinise the Local Plan without the evidence that supposedly justifies it?”

– The Council intended to publish evidence in relation to the Regulation 19 Local Plan by the Full Council meeting of the 24 July 2024. Some of the evidence in relation to the Local Plan could not be finalised until after the Local Plan was agreed by Council. The full evidence base would be published alongside the Local Plan before the consultation period started to allow full engagement with the Plan, its policies, proposals and evidence.

“How can the Borough Council justify removing 80 ha of land from the Green Belt at site AB2 to provide 22 ha of employment land?”

– Recent changes had been proposed to the wording of site AB2 (now published on the committee agenda) to provide further clarification on the extent and nature of employment land floorspace to be provided on the site. In addition to employment land, the site would provide for a lorry park and ancillary uses. Land would also be taken up for roads, other supporting infrastructure, landscaping requirements etc. The Council’s approach had been informed by the strategic employment land assessment, site selection work, Green Belt assessment and other relevant evidence.

“Why is the Borough Council unlawfully purporting to grant consent subject to conditions in respect of S211 notices regarding work on trees without TPOs in Conservation Areas when conditions are ultra vires?”

– The Council recognised that a S211 notice to undertake works to a non-TPO protected tree in a conservation area was not the same as an application. Any such references in the draft Local Plan would be amended accordingly.

Cllrs Grocott and Holland requested that the responses to the questions be emailed back to the persons who asked them.

[Watch the debate here](#)

7. URGENT BUSINESS

There was no urgent business.

**Councillor Andrew Parker
Chair**

Meeting concluded at 8.22 pm

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NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

CORPORATE LEADERSHIP TEAM'S REPORT TO ECONOMY & PLACE SCRUTINY COMMITTEE

DATE: 11 September 2024

Report Title: Newcastle-under-Lyme Borough Local Plan 2040 [OBJ]

Submitted by: Deputy Chief Executive. [OBJ]

Portfolios: Strategic Planning.

Ward(s) affected: All.

<u>Purpose of the Report</u>	<u>Key Decision</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
To provide an update on the emerging Borough Local Plan.			
<u>Recommendation</u>			
That Committee:			
1. Members note the update on the progress of developing a new Local Plan for the Borough.			
<u>Reasons</u>			
To provide an update on the progress of developing a new Local Plan. To ensure that the process of adopting a Local Plan is undertaken in accordance with the requirements of the Planning and Compulsory Purchase Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).			

1. Background

- 1.1 The Local Plan sets the vision and framework for how the Borough will grow up to 2040. It sets out targets for the number of jobs and homes to be delivered in the Borough and provides a spatial strategy to guide development to the most sustainable locations. At its adoption, the Plan will form part of the statutory Development Plan for the Borough.
- 1.2 The Economy and Place Scrutiny Committee, at its meeting on the 12 December 2022, requested that a standing item be added to future meeting agendas to provide an update on the current position with regards to the preparation of the emerging Borough Local Plan.
- 1.3 At the Full Council meeting on the 24 July 2024, Members approved the Final Draft Local Plan (at Regulation 19 stage) and associated documentation for eight weeks consultation. Consultation on the Final Draft Local Plan started on the 12 August 2024 and runs until the 7 October 2024.

- 1.4** Following consultation, subject to paragraph 1.5 (below) the Council would then submit the Final Draft Borough Local Plan, comments received in their entirety (at Regulation 19 Stage) and the related evidence base to the Secretary of State for public examination. This is anticipated to take place by the end of the calendar year. The examination of the Final Draft Borough Local Plan would then be anticipated to take place sometime in early 2025.
- 1.5** However, if representations are received during the Final Draft Borough Local Plan Regulation 19 consultation stage that would materially impact on the overall Plan strategy or have a significant implication for the examination of the Plan, then a further report would be brought back to Full Council to allow Members to consider those representations that have a material impact and consider any impacts upon the Plan.
- 1.6** Consultation on the Final Draft Borough Local Plan, at the Regulation 19 stage, is a more formal stage than that at Regulation 18 stage. The aim of the consultation stage is to seek views on whether the Plan meets legal and procedural requirements and meets the ‘test of soundness’ set out in paragraph 35 of the National Planning Policy Framework (NPPF). The tests of soundness are: -
- Is the plan positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - Is the plan justified – does it reflect an appropriate spatial strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - Is the plan effective – are the proposed plans and policies deliverable over the plan period. Is the plan based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - Is the plan consistent with national policy – does it enable the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- 1.7** Comments submitted at the Regulation 19 stage are sent in full to the Secretary of State on the submission of the Plan for consideration by the Inspector as part of the Plan examination. The Inspector(s) appointed to hold the examination will consider the evidence provided by the Council to support the Plan and any representations which have been put forward by local people and other interested parties. It is expected that the examination will include hearing sessions which are held in public.
- 1.8** There are three potential outcomes to the examination process:
- a) The Plan is found to be sound and legally compliant;
 - b) Changes (known as ‘main modifications’) to the Plan are considered necessary to make it legally compliant and sound; or
 - c) The Plan is deemed unsound and/or not legally compliant with any deficiency (ies) unable to be remedied through main modifications. In

this outcome, the Council is asked to withdraw the Plan from examination.

1.9 The outcome for a large proportion of plan examinations is (b), involving 'main modifications. Proposed main modifications that the Inspector considers necessary are subject to public consultation for a period of six weeks during the examination. At the end of the examination the Inspector will send a report to the Council with their findings including final, recommended main modifications. After that, the Plan, incorporating the main modifications, can be adopted by the Council. Upon adoption the Plan would become part of the statutory development plan for the Borough and would replace most policies in the Joint Core Strategy 2009 and legacy Newcastle-under-Lyme Local Plan 2003.

2. Issues

2.1 Consultation on the Final Draft Local Plan started on the 12 August and runs until the 07 October 2024. The Council is consulting on the following documents: -

- Final Draft Local Plan (2020-2040)
- Sustainability Appraisal (incorporating Equality Impacts Assessment)
- Habitats Regulations Assessment

2.2 Local Plan evidence-based documents have been placed on the website. A Policies Map booklet has also been produced to outline the changes proposed by the Final Draft Local Plan. Several explainer video's and supporting documents such as frequently asked questions have also been published on the Council website.

2.3 Copies of the main consultation documents has been made available on the Council's website and in libraries across the Borough. Site notices have also been put up in relation to sites proposed for allocation in the Final Draft Local Plan.

2.4 The Council maintains a database of stakeholders who have been responded to the Local Plan previously or have asked to be notified about the Local Plan. E-mails and / or letters have been sent out to notify consultees on the database about the consultation. E-mail notifications were also sent to Borough and relevant County Council Councillors, all Town and Parish Councils in the Borough and Members of Parliament (MPs) whose constituencies lie partly or wholly within Newcastle-under-Lyme Borough Council's administrative area.

2.5 The consultation has been promoted via social media, press releases. There have been items in relation to the Local Plan covered on the Radio.

2.6 There has also been several 'drop in' consultation events held and a number which are scheduled to take place over the next week or so. The 'drop in' events are held between 5pm and 7pm. The exception was the event at Newcastle-under-Lyme Library on 12th August where an appointment could be made to speak to a planning officer between 10am – 6pm. Table 1 (below) includes details in relation to the consultation events including the number of attendees who completed a sign in sheet for the respective events: -

Table 1: Details of Local Plan Consultation Events

Local Plan Consultation Exhibition ‘drop in’ event	Date of Event	Number of Attendees who completed a ‘sign in’ sheet
Newcastle-under-Lyme Library (by appointment only)	12 August 2024	0
Bradwell (Bradwell Lodge Community Centre)	14 August 2024	14
Loggerheads (Loggerheads Community Fire Station)	15 August 2024	49
Kidsgrove (Kidsgrove Town Hall)	20 August 2024	23
Madeley (Madeley Centre)	29 August 2024	8
Crackley & Red Street (Red Street Community Centre)	4 September 2024	TBC
Audley (Audley Methodist Church)	12 September 2024	TBC
Silverdale (Methodist Church)	16 September 2024	TBC
Keele (Sneyd Arms)	19 September 2024	TBC
Guildhall (NUL Town Centre)	24 September 2024	TBC

- 2.7** As at the 02 September 2024, a total of
- 40 representations have been made to the Final Draft Local Plan from 26 people;
 - Zero representations, to date, have been made to the Sustainability Appraisal (incorporating Equality Impact Assessment);
 - 1 representation has been made to the Habitats Regulations Assessment.

- 2.8** The key message for the Final Draft Local Plan is that the consultation runs until the 7 October 2024. Comments during the consultation can be made through the following methods: -
- Completing a representation form on our consultation portal which can be accessed here: - [Emerging Newcastle-under-Lyme local plan – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-staffs.gov.uk/emerging-newcastle-under-lyme-local-plan)
 - E-mailing the Planning Policy Team at planningpolicy@newcastle-staffs.gov.uk
 - Writing to us at Planning Policy, Newcastle-under-Lyme Borough Council, Second Floor, Castle House, Barracks Road, Newcastle-under-Lyme, ST5 1BL

3. Recommendation

3.1 That Committee:

- Members note the update on the progress of developing a new Local Plan for the Borough

4. Reasons

- 4.1 To provide an update on the progress of developing a new Local Plan. To ensure that the process of adopting a Local Plan is undertaken in accordance with the requirements of the Planning and Compulsory Purchase Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

5. Options Considered

- 5.1 The Council has previously expressed its clear intention through the approval of a Local Development Scheme (Local Plan Timetable) to adopt a new Local Plan providing a comprehensive set of up-to date planning policies for the Borough.

6. Legal and Statutory Implications

- 6.1 In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.
- 6.2 Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. Equality Impact Assessment

- 7.1 The Local Plan is supported by an Equality Impact Assessment as part of its Sustainability Appraisal. This will consider how development proposed and planning policies impact on different groups in the community.

8. Financial and Resource Implications

- 8.1 The preparation of the Local Plan is resourced through the Planning Policy budget and full use of the Local Plan reserve. The examination of the Local Plan will incur additional costs which are not currently budgeted for, and a separate report will be prepared for Cabinet, scheduled for October 2024 to seek approval for additional funds to support the future preparation and examination of the Local Plan.

9. Major Risks & Mitigation

- 9.1 Changes in National Policy, Legislation and Guidance - The Levelling-Up and Regeneration Act now has Royal Assent. The Act will have implications for the formulation of future Local Plans.
- 9.2 The government have published potential future changes to the planning system including draft revisions to the National Planning Policy Framework. The consultation runs until the 24 September 2024. The implications of any changes will be kept under review during the development of the Local Plan.

10. UN Sustainable Development Goals (UNSDG)

10.1 As the Local Plan is primarily focused on the use of land, overall levels of growth and the relationship to the environment and infrastructure then several of the UN Sustainable Development Goals will overlap with the aims of the Plan.



11. Key Decision Information

11.1 This report and the recommendations contained within it relate to the preparation of a new Borough Local Plan. Decision reports associated with the formal consultation and submission of the Local Plan will affect all wards in the Borough.

12. Earlier Cabinet/Committee Resolutions

12.1 Council – 24 July – Council decision to consult on the Final Draft Local Plan - [Agenda for Council on Wednesday, 24th July, 2024, 7.00 pm – Newcastle-under-Lyme Borough Council \(newcastle-staffs.gov.uk\)](https://www.newcastle-staffs.gov.uk/agenda-for-council-on-wednesday-24th-july-2024-7-00-pm)

13. List of Appendices

13.1 N/A

14. Background Papers

14.1 Evidence base documents, supporting the Local Plan can be viewed on the Council's website:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-evidence-base>

14.2 The Local Plan consultation pages can be viewed here:- <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan>

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**CORPORATE LEADERSHIP TEAM'S
REPORT TO
ECONOMY AND PLACE SCRUTINY COMMITTEE**

11th September 2024

Report Title: Town Deal and Future High Street Funds Update

Submitted by: Deputy Chief Executive

Portfolios: Portfolio Holders - Finance, Town Centres and Growth

Ward(s) affected: All

<u>Purpose of the Report</u>	<u>Key Decision</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
To update Scrutiny Committee on the Town Deal and Future High Street Funds projects.	
<u>Recommendation</u>	
That	
1. Scrutiny Committee notes this report on the delivery of the Town Deal and Future High Street Funds projects.	
<u>Reasons</u>	
To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the two Town Deals – Newcastle and Kidsgrove, and the Future High Street Funds for Newcastle Town Centre.	

1. Background

1.1 As reported to previous Scrutiny meetings, the Council has secured Future High Street Funding and Town Deal Funds for the redevelopment of several key regeneration sites across the Town Centre and the wider Borough.

2. Updates

2.1 Future High Street Fund

Work has been continuing in the development of the schemes for the past couple of years, and the current position regarding each is as follows:

2.1.1 Market improvements

The contract for public realm works to lower High Street completed in August and the benching and planters are due early September. As previously reported 18 fixed

stalls have been removed, leaving 27 fixed stalls which have had new canopies fitted and some have been relocated into more appropriate areas. New temporary stalls have arrived for markets which require more than the remaining 27 fixed stalls.

2.1.2 York Place

The demolition / strip out contract for the removal of the building fabric, exposing the framework for future development commenced in September 2024, in readiness for the build out stages once planning permission is agreed and construction costs are finalised. Planning permission is due to be submitted in September.



Ryecroft

2.1.3 Castle Car Park

Construction continues on the project with completion due in late November 2024. The ticketing system and highworks to the entrance and former site entrance have been ordered. The EV Charging are being installed (Funding £12m (£3.50m from FSHF)).



2.1.4 McCarthy and Stone Residential Development

McCarthy and Stone signed a land acquisition agreement with the Council in August and are now working on the preparation of a planning application for the new development.

2.1.5 New Hotel

Capital and Centric are continuing their design feasibility works for the whole Ryecroft site which will include the new Hotel build, which is now anticipated to be developed on the corner of Merriel St and Corporation St. A planning application is due to be submitted as part of the wider Ryecroft development submission, due in September 2024.

2.1.6 Aspire Housing

Aspire have agreed with Capital&Centric a site boundary and the works that will be undertaken to develop out residential units.



2.2 Newcastle Town Deal

2.2.1 Midway Car Park

Capital&Centric have been developing plans for the re-development of the Midway structure, based around the principle of retaining the concrete frame and floors and re-engineering the structure for residential purposes and are due to submit a planning application for the works in September 2024.

2.2.2 Astley Performing Arts Centre

The Philip Astley CIC are continuing their investigation for Phase 2 for the circus skills training space, for ariel work etc. It is unlikely to be within the remodelled York Place due to the 6.5m height requirements.

2.2.3 Knutton and Chesterton

Knutton

Aspire Housing are planning to commence construction works in November 2024 for the residential development at the High Street site.

Also, as above, the former community centre site development by Aspire is due to commence in November 2024.

Whilst work on the extension to the Enterprise Centre will be complete in November 2024.

The plans for a village hall at High Street in Knutton will be considered by the planning committee in September 2024. Support Staffs are to be approached to discuss potential operators.

The development of the football changing rooms at the Wammy has commenced and will be complete in February 2025.

Cross Street Chesterton

Aspire Housing are currently undertaking a procurement exercise for a contractor in preparation for a start on site in 2025.

2.2.4 Zanzibar Enterprise Units

These are to be Council owned small enterprise units to rent to small and developing businesses on North Street. Morgan Sindall have been appointed by Aspire for the overall development. A planning application for the development is expected in mid Oct 24, with construction starting in spring / summer 25 and completion of the units by the end of 2025.

2.2.5 Walking and Cycling Provision

Works for these schemes has begun through Staffordshire County Council with cycling improvements implemented along George Street, at Gallowstree Roundabout and works will commence along Barracks Road in summer 2025.

2.2.6 Sustainable Travel

Work continues with the travel information totems as reported last meeting, whilst the team at Keele University are progressing plans for the new bus entrance with the aim of it being opened for the start of the 2024/25 academic year. As a result of plans for the new bus entrance, First Potteries Ltd are working with the University to put on a new X25 service between Newcastle town centre and the University. This is planned to be introduced in September 2024 for the start of the new academic year. Further development work is to be done on proposals for the new circular bus route before it can be commissioned for operation.

2.2.7 Digital Society – 53 Iron Market (Keele in Town)

Works continues with internal fit out works. Keele in Town is due to launch in October 2024.

2.2.8 EV Charging Points

These works now form part of the new Castle Car Park project and will be in place ready for opening of the car park.

2.2.9 Digital infrastructure

A procurement exercise for the works is underway with plans to have the works to be installed by the end of 2024.

2.3 Kidsgrove Town Deal

2.3.1 Chatterley Valley

The development plans for the Plot D unit have now ended and the prospective end user has withdrawn from the development. Haworth are continuing to market the site with the first plot being ready later this year.

Works to the highway / entrance works to the new site continue and are now complete and the road is open.

2.3.2 Kidsgrove Train Station works

As reported previously there is currently an issue with the costs of car park underpinning due to mine works underground, which are being worked through. Network Rail are looking into costs and scope of works required and there is a suggestion that the HS2 cancellation will result in funds being transferred to this issue. We are awaiting feedback on several fronts before the scheme can progress.

2.3.3 Canal Pathways

Works by the Canal and Rover Trust are being tendered currently with works anticipated to commence in September in 2024.

2.3.4 Shared Service Hub

The outstanding issues around the mine works licence and insurance have been resolved and survey works are being investigated.

3. Recommendation

- 3.1 Scrutiny Committee notes the progress made to date and continues to receive further reports at subsequent meetings.

4. Reasons

- 4.1 Generating efficiencies and additional income by adopting a more commercial approach is a key in the Council's plans for maintaining financial sustainability in the medium to long term. The Commercial Strategy provides a framework for managing and coordinating commercial activities, it is appropriate that the Council reviews key major projects when they are at an appropriate stage of business planning and contract award.

5. Options Considered

- 5.1 The Council continues to progress a number of strategies and approaches to ensure that it can maintain a financially sustainable future and deliver the key priorities set out in the Council plan.

6. Legal and Statutory Implications

- 6.1 The Local Government Act 2000 - powers to promote the economic, social and environmental wellbeing of the Borough.
- 6.2 The Council will need to make sure that its commercial activities are legally and state aid compliant, including having regard to the Public Sector Duty within the Equality Act 2010, statutory guidance on local authority investments and The Prudential Code for Capital Finance in Local Authorities.
- 6.3 All commercial projects and investment opportunities will be examined to ensure that they are within the Council's powers and legal implications will be identified on a case-by-case basis.

7. Equality Impact Assessment

- 7.1 The development of these projects does not create any specific equality impacts.

8. Financial and Resource Implications

- 8.1 The Council was awarded Future High Streets Fund funding in June 2021 of £11.0m to progress projects to help future economic growth. The full £11.0m has now been received of which £10.183m has been spent at 3rd September 2024, as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Ryecroft / Site Preparation	3,756	3,348	408
Multi Story Car Park	3,500	3,500	0
York Place	3,015	2,768	247
Stones Public Realm	321	112	209
Market Stalls	76	76	0
Project Management	380	379	1
Total	11,048	10,183	865

8.2 £23.6m was awarded to the Council via the Town Deals Fund for Newcastle to enable a vision to improve communications, infrastructure, and connectivity in Newcastle-under-Lyme to become a reality. £15.0m has been received to date of which £3.05m has been spent as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Digital Infrastructure	2,285	29	2,256
Sustainable Public Transport	3,421	65	3,356
Electric Vehicle Charging	400	0	400
Pedestrian Cycle Permeability	950	0	950
Transform Key Gateway Sites	3,810	361	3,449
Astley Centre for Circus	1,810	640	1,170
Digital Society	3,510	662	2,848
Heart into Knutton Village	3,534	682	2,852
Cross Street, Chesterton	2,955	0	2,955
Project Management	925	614	311
Totals	23,600	3,053	20,547

8.3 £16.9m has also been awarded via the Town Deals fund for Kidsgrove to enable real and lasting economic benefits to be realised in Kidsgrove and the surrounding area. To date £10.2m has been received of which £6.9m has been spent as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Kidsgrove Sports Centre	2,328	2,328	0
Chatterley Valley West	3,661	3,661	0
Kidsgrove Station	3,638	212	3,426
Shared Services Hub	6,183	162	6,021
Canal Enhancement	420	0	420
Project Management	670	528	142
Total	16,900	6,891	10,009

9. Major Risks & Mitigation

9.1 Management of risk is central to the Council's commercial approach and all potential activities will be assessed with due regard to the risks being taken. This will be in line with the Council's corporate approach to risk management.

10. UN Sustainable Development Goals (UNSDG)

10.1 These projects support the realisation of the following UNSDG objectives:-



11. Key Decision Information

- 11.1 The plans affect more than 2 wards and any future investments have the potential to have significant financial implications. These will be subject to further reports which may be key decisions.

12. Earlier Cabinet/Committee Resolutions

- 12.1 None.

13. List of Appendices

- 13.1 None.

14. Background Papers

- 14.1 None.

ECONOMY AND PLACE SCRUTINY COMMITTEE



Work Programme 2024/25

Chair

Cllr A.Parker

Vice-Chair

Cllr R. Bettley-Smith

Members

Cllrs D Jones, G. Burnett-Faulkner, J. Edgington-Plunkett,

R. Gorton, D. Grocott, R. Moss

B. Panter, J. Waring, J.Whieldon

Scrutiny Champion

Simon McEneny

**Portfolio Holders within the
Committee's remit**

Cllr S. Sweeney, Deputy Leader – Finance, Town
Centres and Growth

Cllr A. Fear – Strategic Planning

This committee scrutinises how the council influences, affects and interacts with the natural and built environment. It also scrutinises how the council influences, affects and interacts with the local, regional and national economy.

This Work Programme is set and reviewed at quarterly meetings of the Scrutiny Management Group. The Chair and Vice Chair also meet regularly with the Portfolio Holders to discuss this Work Programme. There is an opportunity for committee Members to discuss the Work Programme at each committee meeting. Part D of the Council's [Constitution](#) governs the scrutiny process.

For more information on the Committee or its work Programme please contact the Democratic Services:

✚ Geoff Durham at geoff.durham@newcastle-staffs.gov.uk or on (01782) 742222

✚ Alexandra Bond at alexandra.bond@newcastle-staffs.gov.uk or on (01782) 742211

Planned Items

DATE OF MEETING	ITEM	NOTES
11 th July 2024 Special meeting	<ul style="list-style-type: none"> Presentation of Local Plan 	Officer: Allan Clarke
11 th September 2024	<ul style="list-style-type: none"> Local Plan Update Town Deal and Future High Street Fund 	Officer: Allan Clarke Officer: Simon McEneny

Special Meeting

A53/Bus Gate – Final Business Case: alternative proposal being submitted to Cabinet.
Joint meeting with HWE Scrutiny Committee to be scheduled.

Pending

BID Update – To be presented by the BID Manager
HS2 Update – Margaret Kirkland has informed us being awaiting instructions from the government.
Planning Enforcement & Performance to be re-added to the work programme around December 2024

Previous Items

DATE OF MEETING	ITEM	NOTES
15 June 2022	<ul style="list-style-type: none"> HS2 – look ahead to the next 12 months on works impacting on the Borough Sustainable Environment Strategy, Action Plan 	

	<ul style="list-style-type: none"> • Future High Streets Fund update & Town Investment Plans for Newcastle and Kidsgrove – update on progress • Borough Local Plan • Police presence in the town centre 	
1 August 2022	<ul style="list-style-type: none"> • Borough Local Plan Call-In 	
1 September 2022	<ul style="list-style-type: none"> • Recycling and Waste Services Update – Town Centre Impact • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme 	
12 December 2022	<ul style="list-style-type: none"> • Strategic management of the Town Centre • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme • 850 Commemorations • Local Plan timings and next steps 	
16 March 2023	<ul style="list-style-type: none"> • Strategic Management of the Town Centre/NUL BID • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme • Borough Local Plan • Housing Provision – set up Working Group 	
8 June 2023	<ul style="list-style-type: none"> • HS2 Update • Borough Local Plan • Neighbourhood Planning • Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme 	<p>Including consultation responses and housing numbers</p> <p>Including an update on York Place and the Multi-Storey Car Park</p>

12 June 2023	<ul style="list-style-type: none"> Local Plan Reg 18 Call In – TBC 	Meeting date held for potential Reg 18 Call In
21 September 2023	<ul style="list-style-type: none"> Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan Report of the Housing Task and Finish Group 	
7 December 2023	<ul style="list-style-type: none"> Planning Enforcement & Performance Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan Housing Task & Finish Working Group Final Report 	
18 March 2024	<ul style="list-style-type: none"> Knutton Master Plan Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme Borough Local Plan 	
20 th June 2024	<ul style="list-style-type: none"> Local Plan Update Town Deal and Future High Street Fund Update 	Officer: Allan Clarke Officer: Joanne Halliday

Last updated on 27th August 2024