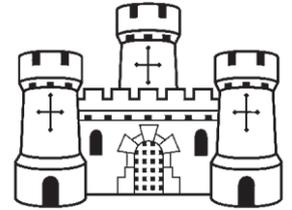


# Public Document Pack

**Date of meeting** Thursday, 19th June, 2025  
**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 and Place Scrutiny Committee

### AGENDA

#### 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 NEWCASTLE-UNDER-LYME BOROUGH LOCAL PLAN 2040 (Pages 9 - 14)
- 5 TOWN DEAL AND FUTURE HIGH STREET FUNDS UPDATE (Pages 15 - 26)
- 6 WORK PROGRAMME (Pages 27 - 32)
- 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 (Vice-Chair), Bettley-Smith, Burnett-Faulkner, Casey-Hulme, Dean, Edginton-Plunkett, Gorton, Grocott, Parker (Chair), J Tagg 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:-

Substitute Members:	Adcock	S Jones
	Crisp	Reece
	Dymond	Stubbs
	Holland	Whieldon
	D Jones	Whitmore

***If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf***

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

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# Agenda Item 3

*Economy and Place Scrutiny Committee - 13/03/25*

## **ECONOMY AND PLACE SCRUTINY COMMITTEE**

Thursday, 13th March, 2025  
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

- Present:** Councillor Andrew Parker (Chair)
- Councillors:** Berrisford Edginton-Plunkett J Waring  
Burnett-Faulkner Gorton  
Casey-Hulme Grocott
- Apologies:** Councillor(s) Bettley-Smith and D Jones
- Substitutes:** Councillor Mark Holland  
Councillor Philip Reece (In place of Councillor Dave Jones)  
Deputy Mayor. Councillor Joan Whieldon
- Officers:** Allan Clarke Planning Policy Manager  
Craig Jordan Service Director - Planning  
Simon McEneny Deputy Chief Executive  
Roger Tait Service Director - Neighbourhood  
Delivery
- Also in attendance:** Councillor Stephen Sweeney Deputy Leader of the Council  
and Portfolio Holder - Finance,  
Town Centres and Growth

### 1. **MINUTE OF SILENCE**

A minute of silence was observed for the passing of the Mayor of Newcastle-under-Lyme Cllr Barry Panter.

### 2. **DECLARATIONS OF INTEREST**

Cllr Holland declared an interest on behalf of members of the Planning Committee in relation to item 6 and planning applications that had not yet been determined. Members who were concerned were asked to be mindful of not letting this interest predetermine the outcomes.

[Watch the debate here](#)

### 3. **MINUTES OF PREVIOUS MEETING**

**Resolved:** That the minutes of the previous meeting held on 9<sup>th</sup> December 2024 be agreed as a true and accurate record.

[Watch the debate here](#)

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

The Planning Policy Manager presented the report on the emerging Borough Local Plan which had been submitted for examination in December and for which the inspector had requested that the Council works in collaboration with Natural England in relation to air quality. The new National Planning Policy Framework also required that local councils update their local development schemes which were timetables to producing local plans. A report had been taken to Cabinet and it had been agreed that a new plan would be started around November 2025 subject to the outcomes of the examination.

Cllr Reece wished for reassurance that the questions about the natural habitats regulation assessment would be answered sufficiently not to delay the examination.

The Planning Policy Manager said that the Council was in touch with Natural England in regard to the methodology used as well as the statement of common ground requested by the inspector.

Cllr Gordon asked for more details about the public hearing, especially how individuals and organisations would be selected and if officers would have an opportunity to respond to people providing evidence.

Cllr Gordon also wondered about the possible consequences of the Local Government Reorganisation on the assessment of the plan.

The Planning Policy Manager advised that it was unlikely that the reorganisation would have any impact on the plan that was submitted although it may affect future plans.

Regarding the public hearings, these would be chaired by the inspector who would start by asking the Council to respond to a series of issues brought to their attention. Other participants would then have an opportunity to raise questions and be heard, following which the Council would be asked to provide responses either during the session or at a later stage.

In terms of selection for involvement, a program officer was appointed to facilitate the examination and they would typically approach people who had made representations on particular areas and ask them if they wish to speak at the hearings.

Cllr Holland enquired about Natural England's representation and if there was anything the Council could have done in relation to the issues raised then.

The Planning Policy Manager advised that the Council had met with Natural England a number of times since the representation and what had been requested required some time to implement.

Cllr Holland wondered about the likelihood of a statement of common ground being reached in good time in relation to further issues being raised including by other parties.

The Planning Policy Manager responded that the requirement for an agreement to be reached was about two specific issues i.e. air quality and habitats matters and with Natural England only meaning there wouldn't be other parties involved.

About the duty to cooperate with other organisations the Council already had an agreement with the City Council and this matter had been resolved.

Cllr Holland raised there may be some inconsistency in the government policies which were promoting more housing on the one hand and a reduction in air pollution on the other hand.

The Deputy Leader / portfolio holder for Finance, Town Centres and Growth shared Cllr Holland's opinion.

Cllr Grocott wondered if sites would have to be changed in relation to natural habitats and gas emissions.

The Planning Policy Manager said that the work was still being finalised and the process would need to run through before any decision was made.

Cllr Whieldon congratulated the team and shared her concerns that decisions made by governmental and / or neighbouring authorities may affect the plan as currently drafted which she felt accurately reflected the people and the borough.

**Resolved:** That the update on the progress of developing a new Local Plan for the Borough be noted.

[Watch the debate here](#)

5. **NEWCASTLE-UNDER-LYME BUSINESS IMPROVEMENT DISTRICT - PROGRESS REPORT**

The Deputy Leader / Portfolio Holder for Finance, Town Centres and Growth introduced the report on Newcastle-under-Lyme BID (Business Improvement District) and recommended that members attend the upcoming classic car show as an example of events organised by the BID team.

Cllr Holland asked if members would have to agree on the renewal of an agreement with the BID. The Deputy Leader confirmed it.

**Resolved:** That the progress report on Newcastle-under-Lyme BID and the forthcoming renewal process be received and noted.

[Watch the debate here](#)

6. **TOWN DEAL AND FUTURE HIGH STREET FUNDS UPDATE**

The Deputy Leader / Portfolio Holder for Finance, Town Centres and Growth went through the delivery of projects funded by the Town Deal and Future High Street Funds as detailed in the report.

The Chair welcomed the progress made and expressed his wish for something to be done for the Roebuck Centre as well sometime in the future.

Cllr Edgington-Plunkett thanked everyone for the regular reports provided in particular with regard to the car park and asked about the Performing Arts Centre and music venue.

## ***Economy and Place Scrutiny Committee - 13/03/25***

The Deputy Leader advised that the plan was to launch an underground entertainment centre in conjunction with the Council and funding available through the Performing Arts Centre.

Cllr Grocott enquired about timescales in relation to projects to be completed by 2027 as well the government extensions discussed for Kidsgrove.

The Deputy Chief Executive responded that the Government asked if the Council wished to extend the spending to the end of 2027 which was confirmed. Meanwhile the team was working on having the issues regarding the train station and survey works resolved as quickly as possible.

Cllr Reece asked if the apart hotel was still firmly on the agenda given Capital and Centric seemed to have residential development plans where the latter was supposed to be as discussed with the Conservation Advisory Working Party.

The Deputy Chief Executive confirmed that there would be an apart hotel and advised that the plans looked similar to those of the residential apartments.

Cllr Gordon asked what an apart hotel was and how it differed from a conventional hotel, whether the Performing Centre had a new permanent location in Astley Place, and if the 53 Ironmarket conversion was open to members of the public or for students only.

The Deputy Chief Executive responded that Keele in Town was open to the public, which would be more relevant with the opening of the cafeteria and chairs and tables put outside.

About the Philip Astley Centre, this would stay where it currently was on Merrial Street but the funding would be transferred to Astley Place.

Finally an apart hotel was made of apartments instead of the regular bedrooms and the usual facilities found in a hotel were not included. There would be a doorway with a keypad and access would be like an apartment building.

Cllr Gordon asked if there would be staff based in the building.

The Deputy Chief Executive said there would probably be a duty manager and cleaners coming in but staff like receptionists shouldn't be expected.

Cllr Whieldon praised the work of Capital and Centric and everyone involved in preserving the heritage of the town.

The Deputy Leader commented on the good relationship and shared vision between the Council and the contractors.

The Chair seconded his colleagues, adding that the quick progress made in a short time was also appreciated.

Cllr Whieldon shared her thoughts that demolishing a building and then starting again from scratch doubled the costs and so revitalising an existing structure was likely to be the least expensive way of developing a town centre fit for purpose for this century.

**Resolved:** That the report on the delivery of the Town Deal and Future High Street Funds projects be noted.

[Watch the debate here](#)

**7. WORK PROGRAMME**

Cllr Gordon enquired about the HS2 update.

The Deputy Chief Executive responded that whether HS2 would be able to come and talk to members was still being investigated.

The Chair asked about the Aspire Housing presentation which was scheduled in February and had been postponed.

The Deputy Chief Executive advised that no updates had been received.

**Resolved:** That the work programme be noted.

[Watch the debate here](#)

**8. PUBLIC QUESTION TIME**

There were no questions received from members of the public.

**9. URGENT BUSINESS**

There was no urgent business.

**Councillor Andrew Parker  
Chair**

Meeting concluded at 7.52 pm

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**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

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

**DATE: 19 JUNE 2025**

**Report Title:** Newcastle-under-Lyme Borough Local Plan 2040

**Submitted by:** Deputy Chief Executive

**Portfolios:** Strategic Planning

**Ward(s) affected:** All

<b><u>Purpose of the Report</u></b>	<b><u>Key Decision</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
To provide an update on the emerging Borough Local Plan.	
<b><u>Recommendation</u></b>	
<p><b>That Committee:</b></p> <p align="center">1. <b>Notes the update on the progress of developing a new Local Plan for the Borough.</b></p>	
<b><u>Reasons</u></b>	
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. 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.
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.

3. The Borough Council submitted the Local Plan for examination on the 20 December 2024. Inspector Anne Jordan (BA Hons) MRTPI has been appointed to examine the Local Plan.
4. All comments received at the Regulation 19 stage were sent to the Secretary of State on the submission of the Plan for consideration. The Inspector holding 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 interested parties and is also holding public hearing sessions, details of which follow later in this report.
5. There are three potential outcomes to the examination process:
  - a) The Plan as submitted by the Council 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.
6. 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. The Council has asked the Inspector appointed to examine the emerging Local Plan to consider main modifications in her consideration of the Local Plan. 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.
7. In July 2024, the Housing Minister Matthew Pennycook MP wrote to the Planning Inspectorate to emphasise that Inspectors should not be 'fixing' Local Plans during the examination process and that pragmatism should only be used by Inspectors where it is likely that a plan is capable of being found sound with limited additional work required to address soundness issues. This work should take usually no more than six months overall.
8. A revised version of the National Planning Policy Framework ("NPPF") was published by the Government in December 2024. In line with the transitional provisions of the December 2024 National Planning Policy Framework (paragraphs 234b & 236 respectively) for Local Plan making, where a Local Plan has been submitted for examination on or before the 12 March 2025 and the emerging Plan provides for less than 80% of local housing need, the Local Planning Authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025) in order to address any shortfall in housing need. This is the

position faced by the Council following the publication of the NPPF in December 2024.

9. As part of a package of announcements made at the launch of the revised NPPF in December 2024, the Deputy Prime Minister has asked all local planning authorities to produce an updated Local Development Scheme ("LDS") within 12 weeks of the publication of the NPPF (i.e. by no later than 6 March 2025). The LDS sets out the programme for producing a Local Plan. In line with this request, the Council's Cabinet on the 4 February 2025 considered and approved an LDS for the period 2025 – 2028. The LDS has been submitted to government.
10. The LDS sets out the Council's indicative programme for producing a new Local Plan on adoption of the submitted Local Plan. The need for and progress on a new Local Plan, beyond the Plan submitted for examination, will be dependent on the outcomes of the examination and the content of the regulations provided for under the Levelling Up and Regeneration Act 2023.

## 2. **Issues**

1. A Local Plan 'examination library' webpage has been created: - [Local plan examination – Newcastle-under-Lyme Borough Council](#). The examination library provides regular updates on the examination. The Inspector and Programme Officer, appointed to assist the Inspector with the running of the examination maintain the library. Any updates to the website are facilitated by the Council. The examination library contains documents submitted to the Inspector on the submission of the Local Plan and then regular updates on the Local Plan examination, including letters and correspondence that the Inspector issues to the Council and formal responses by the Council in return.
2. On her appointment and following review of the local plan and evidence, in February the Inspector asked a number of initial questions. These questions were to seek clarification and/or to help direct the Inspector to where she would be able to find relevant information to aid her understanding of a topic/s. The Inspector also asked for an update as to where the Council was in relation to engagement with Natural England on matters concerning the Habitats Regulation Assessment and in respect of outstanding work linked to an employment allocation AB2.
3. The Council responded to all questions and at the end of March was in a position to both furnish updated reports in connection with the HRA and AB2 site and a Statement of Common Ground with Natural England following further on-going engagement with that body.
4. On 4<sup>th</sup> April the Inspector formally notified all parties of her intention to proceed with hearing sessions into the submitted local plan. The hearings would take place at Castle House, Newcastle and commence on 20<sup>th</sup> May 2025. The sessions would run initially for two weeks from 20<sup>th</sup> May to the 30<sup>th</sup> May and then after a break for 1 week 18-21<sup>st</sup> June. Alongside the notification, the Inspector also published guidance on how the examination hearing sessions

were to operate and a list of issues, matters and questions which would form the basis for the discussion and debate. The Inspector set a deadline for the 1<sup>st</sup> May for the Council to respond to all the questions posed (121 in total) and for Reg 19 respondents, those questions that related to their original representations. Those parties who had made representations were also asked to confirm by the same date whether or not they wished to appear at the hearing sessions.

5. The Council duly prepared and submitted by the stated deadline a number of statements relating to the matters and individual questions. Reg 19 respondents also submitted their own statements. Separately, the Council also submitted Statements of Common Ground with the Environment Agency, Historic England, Sport England and Cheshire East Council which were outstanding and a completed Level 2 Strategic Flood Risk Assessment.
6. On the 20<sup>th</sup> May the hearing sessions commenced in the Astley Room, Castle House, Newcastle with Council officers attending supported by an appointed barrister to assist in advocating the Authority's case. All hearing sessions are open to the public (limited by seating capacity) and are also being live streamed.
7. The first week of sessions focused on the compliance of the Plan with legal and soundness matters, the spatial strategy, green belt and housing requirements. Arising out of the sessions were some questions and clarifications where the Inspector asked the Council to go away and provide a written response. This is normal in an examination. The second week of hearing sessions had to be cancelled at short notice due to unforeseen circumstances with the dates re-arranged to the week commencing 23<sup>rd</sup> June. The hearings will resume on the 17 June and will now run until the 26 June 2025. Further details and the programme of examination 'sitting' days are available in the examination library accessible via the Council's website.

### 3. **Recommendation**

1. That the Committee notes the update on the progress of developing a new Local Plan for the Borough.

### 4. **Reasons**

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**

1. The Council has 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**

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.
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**

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**

1. The preparation of the Local Plan is resourced through the Planning Policy budget and full use of the Local Plan reserve. Cabinet on the 15 October 2024 considered a report on the funding of the Local Plan Examination and resolved that the allocation of up to £200,000 be made from the Budget Support Fund to fund the Local Plan programme and examination.

9. **Major Risks & Mitigation**

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.

10. **UN Sustainable Development Goals (UNSDG)**

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. **One Council**

Please confirm that consideration has been given to the following programmes of work:

Please confirm that consideration has been given to the following programmes of work:

One Commercial Council

*We will make investment to diversify our income and think entrepreneurially.*

One Digital Council            ☒

*We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.*

One Green Council            ☒

*We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle.*

12.    **Key Decision Information**

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

13.    **Earlier Cabinet/Committee Resolutions**

1. Cabinet – 4 February 2025 – Local Development Scheme - [Agenda for Cabinet on Tuesday, 4th February, 2025, 2.00 pm – Newcastle-under-Lyme Borough Council](#)
2. Cabinet – 15 October 2024 – Cabinet Decision Funding the Local Plan Examination - [Agenda for Cabinet on Tuesday, 15th October, 2024, 2.00 pm – Newcastle-under-Lyme Borough Council](#)
3. 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](#)

14.    **List of Appendices**

1.    N/A

15.    **Background Papers**

1.    The Local Plan examination website can be viewed here: - [Local plan examination – Newcastle-under-Lyme Borough Council](#)



**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

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

**19<sup>th</sup> June 2025**

**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

<b><u>Purpose of the Report</u></b>	<b><u>Key Decision</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
To update Scrutiny Committee on the Town Deal and Future High Street Funds projects.	
<b><u>Recommendation</u></b>	
That:-	
1. <b>Scrutiny Committee notes this report on the delivery of the Town Deal and Future High Street Funds projects.</b>	
<b><u>Reasons</u></b>	
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 across this programme are now coming to a completion and the fund is practically spent. The current position regarding each is as follows:

2.1.1 Market improvements

Works to the last remaining project, the digital screen, benching and planters will be complete by the end of the summer as there has been an issue with Severn Trent

issuing a build over permit for the screen. This has now been resolved and works should be commencing shortly.

#### 2.1.2 Astley Place

Cabinet (March 25) and Council (April 25) approved the award of the construction contracts / agreements with Capital&Centric and the planning permission was also granted for the scheme in April. Capital&Centric are now procuring the contractor for the works for a commencement later in the summer. Completion is expected by the end of 2026.



#### Merrial Street / Red Lion Square

Part of the new square created within the development will be a new small scale music venue which will be supported by Joules Brewery and a newly created CIC, with the aim of hiring out the facility for new and upcoming music acts, exercise classes, performance activities and art-based functions.

#### Ryecroft / Rye Park

##### 2.1.3 Castle Car Park

The new car park has now opened and is fully operational and is now being used regularly by visitors to the Town Centre.

##### 2.1.4 McCarthy and Stone Residential Development

McCarthy and Stone's planning application was approved by the planning committee at its April 25 meeting. It is now anticipated that the works will commence in the autumn of 2025 with completion in later 2026.



### 2.1.5 Ryepark

Cabinet (March 25) and Council (April 25) approved the award of the construction contracts / agreements with Capital&Centric and the planning permission was also granted for the scheme in April. Works are not due to start on this section until later in 2026. The residential element for Aspire will commence in the summer of 2025 and be complete by late 2026. The remainder of the site works will follow on accordingly.



Aspire Residential Development



Capital&Centric Residential Development

## 2.2 Newcastle Town Deal

### 2.2.1 Midway Car Park / Carpark

Cabinet (March 25) and Council (April 25) approved the award of the construction contracts / agreements with Capital&Centric and the planning permission was also granted for the scheme in April. Works are expected to start in the summer of 2025 and be completed by the summer of 2027.



### 2.2.2 Astley Performing Arts Centre

As reported previously in March the Newcastle Town Deal has now agreed that the second phase of capital works for the Philip Astley CIC will not be allocated and that the funding will be allocated to the new music venue to be created inside the new Astley Place development, where it is anticipated that the CIC will be able to use the space created but not wholly responsible for the running of the venue.

### 2.2.3 Knutton and Chesterton

Knutton

Aspire have commenced works on the residential development at High Street.



Works on the former community centre site development by Aspire are due to commence shortly.

Whilst work on the extension to the Enterprise Centre is now substantially complete it is awaiting connection to a sub station before the units can be occupied, which will probably be September.



The plans for a village hall at High Street in Knutton were considered by the planning committee in September 2024 and approved. Support Staffs are currently sourcing a group to act as tenant / operators – there are several interests being considered. Procurement of a contractor for build of the village hall will be commencing shortly.



The development of the football changing rooms at the Wammy i snow complete and Newcastle Town Football Club have hosted an informal open day at the site to try out the facilities. A formal opening ceremony will be held later in the year.

#### Cross Street Chesterton

The Town Deal funding agreement to support the remediation works for Cross St Phase 2 and Phase 3/4 was entered into in September 2024 - this enabled the Homes England funding bid to progress and a start on site for Phase 2 (43no Affordable Rented units) was achieved in October 2024, with developer Keon Homes. Phased handovers will commence from late 2025 and this Phase is expected to complete fully by June 2026.

Planning permission for Phase 3, which will deliver 39no social rented apartments and bungalows for over 55's, was granted in September 2024. Following a tender exercise, a Homes England bid was submitted and approved earlier this year. The contract with Countryside was entered into in March 2025 and is expected to complete by November 2026.

#### 2.2.4 Zanzibar Enterprise Units

A planning application for the development has been submitted and is under review presently. Construction starting in spring / summer 25 and completion of the units in early 2026.

#### 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

The works to the new bus entrance to Keele University have now commenced with completion later in the summer.

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

Works to Keele in now fully open and operational.

#### 2.2.8 EV Charging Points

These works form part of the new Castle Car Park project and are now fully operational.

#### 2.2.9 Digital infrastructure

ITS Technology Group Ltd are now over half way through the installation of the new cables through the ductwork. It is anticipated that the cable installation will be complete by the end of August 25. A procurement exercise for the service provider will be undertaken shortly to deliver the broadband service. All community centres have been contacted for connection and to date all are interested in receiving a

funded provision of both a free broadband connection as well as a managed wi-fi solution, a programme which will commence in the latter part of the Summer.

### 2.3 Kidsgrove Town Deal

#### 2.3.1 Chatterley Valley

This element of the Town Deal project is complete.

#### 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 have now resulted in the Town Deal Board agreeing to only look at works outside the 'underpinning zone'. Options around this are now being worked up by the train operator, EMR, who will present these back to the Board in late July 25.

#### 2.3.3 Canal Pathways

Works by the Canal and Rover Trust have now been completed. An extension to the scope has been agreed by the Kidsgrove Town Deal Board as part of the reallocation of funds from the Sharded Service Hub.

#### 2.3.4 Shared Service Hub

The Kidsgrove Town Deal Board has now agreed on project reallocation of funds away from the Shared Service Hub. The new scopes include a community learning hub on the Kings Academy site, some small scale enterprise units on the Meadows, canal pathway and access improvements (see above), highway improvements at The Meadows / Station Road, and Market St / The Avenue / Heathcote St, along with public realm improvements by Kings Street parade. Submission of the change requests will be submitted to MHCLG for approval prior to works commencing on the revised scopes of works.

### 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 To continue to update Scrutiny Committee on the progress and issues surrounding the Future High Street Fund and Town Deal Fund projects.

### 5. Options Considered

- 5.1 Not applicable – all Cabinet reports on each of the above projects details the options that were considered in more detail.

### 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 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 projects 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 £11.0m has been spent at 27 February 2025, as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Ryecroft / Site Preparation	3,756	3,776	(20)
Multi Story Car Park	3,500	3,495	5
York Place	3,015	3,015	0
Stones Public Realm	321	266	55
Market Stalls	76	71	5
Project Management	380	380	0
<b>Total</b>	<b>11,048</b>	<b>11,003</b>	<b>45</b>

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. £16.0m has been received to date of which £9.0m has been spent as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Digital Infrastructure	2,285	1,547	738
Sustainable Public Transport	3,421	287	3,134
Electric Vehicle Charging	400	400	-
Pedestrian Cycle Permeability	950	359	591
Transform Key Gateway Sites	3,810	906	2,904
Astley Centre for Circus	1,810	640	1,170
Digital Society	3,510	1,369	2,141
Heart into Knutton Village	3,534	2,226	1,308
Cross Street, Chesterton	2,955	583	2,372
Project Management	925	688	237
<b>Total</b>	<b>23,600</b>	<b>9,005</b>	<b>14,595</b>

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 £14.5m has been received of which £7.1m 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	3,496	3,496	0
Kidsgrove Station	3,638	236	3,402
Shared Services Hub	6,183	264	5,919
Canal Enhancement	420	0	420
Project Management	835	761	74
<b>Total</b>	<b>16,900</b>	<b>7,085</b>	<b>9,815</b>

## 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. One Council

Please confirm that consideration has been given to the following programmes of work:

One Commercial Council

*We will make investment to diversify our income and think entrepreneurially.*

One Digital Council

*We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.*

One Green Council

*We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle.*

## 12. Key Decision Information

12.1 Not applicable

Classification: NULBC **UNCLASSIFIED**

**13. Earlier Cabinet/Committee Resolutions**

13.1 None.

**14. List of Appendices**

14.1 None.

**15. Background Papers**

15.1 None.

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## ECONOMY AND PLACE SCRUTINY COMMITTEE



### Work Programme 2025-26

**Chair**

Cllr A. Parker

**Vice-Chair**

Cllr A. Berrisford

**Members**

Cllrs R. Bettley-Smith, S. Casey-Hulme, L. Dean, G. Burnett-Faulkner, J. Edgington-Plunkett, R. Gorton, D. Grocott, J. Tagg and J. Waring

**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](mailto:geoff.durham@newcastle-staffs.gov.uk) or on (01782) 742222
- ✚ Alexandra Bond at [alexandra.bond@newcastle-staffs.gov.uk](mailto:alexandra.bond@newcastle-staffs.gov.uk) or on (01782) 742211

**Planned Items**

<b>DATE OF MEETING</b>	<b>ITEM</b>	<b>NOTES</b>
19 <sup>th</sup> June 2025	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny
11 <sup>th</sup> September 2025	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny
8 <sup>th</sup> December 2025	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> <li>Planning Enforcement and Performance</li> <li>Car Parking Strategy</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny

**Pending**

HS2 Update – Margaret Kirkland to get back to us subject to further insights to be received from the Government  
 Police station – A representative from Staffordshire Police will be attending the next meeting of the Health, Wellbeing and Environment Scrutiny Committee

**Previous Items**

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

	<ul style="list-style-type: none"> <li>• Future High Streets Fund update &amp; Town Investment Plans for Newcastle and Kidsgrove – update on progress</li> <li>• Borough Local Plan</li> <li>• Police presence in the town centre</li> </ul>	
1 August 2022	<ul style="list-style-type: none"> <li>• Borough Local Plan Call-In</li> </ul>	
1 September 2022	<ul style="list-style-type: none"> <li>• Recycling and Waste Services Update – Town Centre Impact</li> <li>• Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> </ul>	
12 December 2022	<ul style="list-style-type: none"> <li>• Strategic management of the Town Centre</li> <li>• Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> <li>• 850 Commemorations</li> <li>• Local Plan timings and next steps</li> </ul>	
16 March 2023	<ul style="list-style-type: none"> <li>• Strategic Management of the Town Centre/NUL BID</li> <li>• Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> <li>• Borough Local Plan</li> <li>• Housing Provision – set up Working Group</li> </ul>	
8 June 2023	<ul style="list-style-type: none"> <li>• HS2 Update</li> <li>• Borough Local Plan</li> <li>• Neighbourhood Planning</li> <li>• Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> </ul>	<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"> <li>Local Plan Reg 18 Call In – TBC</li> </ul>	Meeting date held for potential Reg 18 Call In
21 September 2023	<ul style="list-style-type: none"> <li>Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> <li>Borough Local Plan</li> <li>Report of the Housing Task and Finish Group</li> </ul>	
7 December 2023	<ul style="list-style-type: none"> <li>Planning Enforcement &amp; Performance</li> <li>Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> <li>Borough Local Plan</li> <li>Housing Task &amp; Finish Working Group Final Report</li> </ul>	
18 March 2024	<ul style="list-style-type: none"> <li>Knutton Master Plan</li> <li>Future High Streets Fund and Town Deals for Kidsgrove and Newcastle under Lyme</li> <li>Borough Local Plan</li> </ul>	
20 <sup>th</sup> June 2024	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund Update</li> </ul>	Officer: Allan Clarke Officer: Joanne Halliday
11 <sup>th</sup> July 2024 Special meeting	<ul style="list-style-type: none"> <li>Presentation of Local Plan</li> </ul>	Officer: Allan Clarke
11 <sup>th</sup> September 2024	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny
9 <sup>th</sup> December 2024	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> <li>Planning Enforcement and Performance</li> </ul>	
13 <sup>th</sup> March 2025	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny Officer: Roger Tait

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|--|---|--|
|  | <ul style="list-style-type: none"><li>• Update on NuL Business Improvement District</li></ul> |  |
|--|---|--|

Last updated on 10<sup>th</sup> June 2025

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