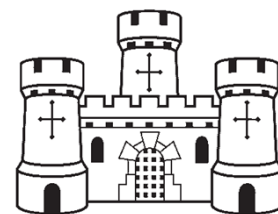


# Public Document Pack

**Date of meeting** Monday, 15th December, 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 PLANNING ENFORCEMENT AND PERFORMANCE** (Pages 9 - 16)
- 5 NEWCASTLE-UNDER-LYME BOROUGH LOCAL PLAN 2040** (Pages 17 - 22)
- 6 TOWN DEAL AND FUTURE HIGH STREET FUNDS UPDATE** (Pages 23 - 34)
- 7 WORK PROGRAMME** (Pages 35 - 40)
- 8 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.
- 9 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, Bryan, Burnett-Faulkner, Casey-Hulme, Edgington-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.

<b>Meeting Quorum:</b> The meeting quorum for Scrutiny Committees is 4 of the 11 members.
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**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.

**NOTE:** IF THE FIRE ALARM SOUNDS, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

## **ECONOMY AND PLACE SCRUTINY COMMITTEE**

Thursday, 11th September, 2025  
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

<b>Present:</b>	Councillor Andrew Parker (Chair)		
Councillors:	Bettley-Smith Burnett-Faulkner Casey-Hulme	Edgington-Plunkett Gorton Grocott	J Tagg J Waring
Apologies:	Councillor(s) Berrisford		
Substitutes:	Councillor Mark Holland		
Officers:	Michelle Hopper Craig Jordan Simon McEneny	Mobile Multi-Functional Manager Service Director - Planning Deputy Chief Executive	
Also in attendance:	Councillor Stephen Sweeney	Deputy Leader of the Council and Portfolio Holder - Finance, Town Centres and Growth	

### 1. **APOLOGIES**

Apologies were received as listed above.

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

There were no declarations of interest stated.

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

The Service Director for Planning advised that the minutes had been amended further to the publication of the agenda to reflect the fact that the hearing sessions referred to in item 4, paragraph 2 concluded on 26<sup>th</sup> June.

**Resolved:** That the minutes of the meeting held on 19<sup>th</sup> June, 2025 be agreed as a correct record, subject to the following amendments:

- final sentence of second paragraph to read: *'These sessions commenced in May and were due to conclude on 26<sup>th</sup> June.'*
- first sentence of third paragraph to read: *'The hearing sessions to date had considered a number of matters including whether the Local Plan was legally compliant, issues around the spatial strategy being promoted, green belt housing and employment requirements as well as climate change.'*

[Watch the debate here](#)

**4. BOROUGH LOCAL PLAN UPDATE**

The Service Director for Planning presented the Borough Local Plan update, advising members of requests for further information received from the inspector. Responses were provided by the Council and the fulfilment of its duty to cooperate was acknowledged by the inspector. Additional work had been requested and the intention was for officers to submit the required information by 30<sup>th</sup> September if not before. A set of modifications to the plan would subsequently be agreed and go out for consultation for a six-week period.

Cllr Edgington-Plunkett wondered about the implications in relation to supplying the additional information requested in the required timeframe.

The Service Director for Planning advised that the Council was relying on external parties who had been identified and contacted. Officers would submit what was deemed appropriate based on the information received and the inspector would let them know if further information was needed.

Cllr Grocott asked if there were any alternatives to the use of green belt as suggested in the plan.

The Service Director for Planning responded that one of the questions the inspector had asked was if the Council was comfortable that the amount of land taken out of the green belt was appropriate and fully justified, which officers were endeavouring to positively respond to.

Cllr Gordon asked if the inspector had issued any recommendations in favour of taking some sites off the draft Plan in addition to any information requested.

The Service Director for Planning confirmed that there were certain sites that the inspector suggested to remove the Plan. As sufficient buffer had been included in the Plan to account for this possibility, looking for additional sites wouldn't be necessary when following the recommendation.

Cllr Holland shared his confidence that the report received was to be perceived positively as it was rare for a local plan to be adopted without any corrections and the take away was that the Plan was sound and would pass the inspection with the introduction of a few modifications. The fulfilment of the Council's duty to cooperate had been successfully demonstrated which was a big plus.

The Deputy Leader added that it was a very encouraging report and that the inspector was on the Council's side willing to see the Plan to go through.

Cllr Gorton raised the fact that national planning policy was undergoing changes and wondered if the grey belt concept which was brought up at a meeting he recently attended had been mentioned by the inspector.

The Service Director for Planning advised that the grey belt was introduced in the last iteration of National Planning Policy Framework which did not apply to the Plan and may be of interest for future plans only.

Cllr Holland added that a sound local plan would give protection to the green belt as currently defined and ensure that inappropriate development would not be permitted in the future regardless of any evolution of the grey belt concept.

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

[Watch the debate here](#)

**5. CIVIC PRIDE (EMPOWERING OUR COMMUNITIES) STRATEGY**

The Deputy Leader / Portfolio Holder for Finance, Town Centres and Growth introduced the report on the draft Civic Pride (Empowering Our Communities) Strategy 2025-28 aiming to create a strong sense of belonging to and pride in the borough. The Strategy was coming in response to feedback from residents and as a call to arms for people of all ages to get involved

The Mobile Multi-Functional Manager presented the strategy.

Cllr Edgington-Plunkett suggested that a further conversation about how to communicate and get the message out to residents may be appropriate.

Cllr Gorton wondered if there would be a named officer or group assessing the deliverables and taking responsibility for it, as well as how individuals could get involved given that applications would be open to communities only.

The Mobile Multi-Functional Manager advised that equipment would typically be handed over to a group for activities such as litter picking but suggestions for improving the strategy were welcomed and would be considered.

In terms of metrics the plan was to work with Staffordshire County Council and involve as many community groups as possible.

**Resolved:** That the draft Civic Pride (Empowering Our Communities) Strategy 2025 – 28 be considered and feedback be provided in advance of adoption.

[Watch the meeting here](#)

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

The Deputy Leader / Portfolio Holder for Finance, Town Centres and Growth went through the Town Deal and Future High Street Fund Update report noting that most projects had now been delivered or were on their way to be completed.

The Deputy Chief Executive advised that there was an ongoing legal discussion about the maintenance of the new bus entrance at Keele University which was slightly delaying the process.

The Chair asked if any progress was to be reported in relation to Kidsgrove Train Station.

The Deputy Chief Executive responded that a scheme that did not require any remediation works to the ground was now in place, including the refurbishment of the station and car park improvements. It was hoped that an agreement between

Network Rail and East Midlands Railway would be reached by the end of the month, to be taken to Kidsgrove Town Deal Board. The Government had also announced that the fundings made available could now be reallocated with no need to be re-submitted which should help speed up the process.

Cllr Casey-Hulme commented that she had visited the car park and the automatic door openers mentioned at the previous meeting were now operational which she was grateful for. She asked if the car park was now being used more as a result.

The Deputy Chief Executive confirmed that the car park usage was slowly increasing, adding that the works in the town centre would ultimately lead to more visitors and bring the figures up even further.

Cllr Grocott thanked officers on behalf of Chesterton Community Centre for the digital roll out and enquired about Knutton Village Hall.

The Deputy Chief Executive advised that planning permissions had been received for both a village hall in Knutton and Aspire residential development. A CIC operator was however required to build the village hall and no one had come forward. A plan B was currently being considered consisting in integrating the building into an enterprise unit facility with community space to be allocated. Three to four units would add to making Knutton attractive to businesses and a small community room activity space could be utilized.

The Deputy Chief Executive added that the photographs requested at the previous meeting would be included in the next edition of the report to be shared with members at the next meeting.

**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**

The Chair asked what was to be expected from the Planning Enforcement and Car Parking Strategy items scheduled for the next meeting.

The Deputy Chief Executive responded that members had previously raised the question of how planning enforcement was being undertaken. The car parking strategy was centred around the use of Castle Car Park and loss of car parks that had been identified for future sale.

Cllr Gorton asked if the meeting scheduled on 19<sup>th</sup> March was going ahead.

The Deputy Chief Executive responded that it was as well as a June meeting and the work programme would be updated accordingly.

**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 7.43 pm

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## NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

### CORPORATE LEADERSHIP TEAM'S REPORT TO

### ECONOMY AND PLACE SCRUTINY COMMITTEE

15 DECEMBER 2025

**Report Title: Planning Enforcement and Performance**

**Submitted by: Service Director Planning**

**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 report on the Council's planning enforcement regime and related performance in the past 12 months.			
<b><u>Recommendation</u></b>			
That the Committee notes the contents of the report.			
<b><u>Reasons</u></b>			
To note the organisational arrangements for undertaking planning enforcement at the Council and to receive information on planning enforcement-related activity that has taken place over the past 12 months.			

## **1. Background**

- 1.1 Planning enforcement is a discretionary power available to local planning authorities. To inform their assessment of cases and any actions they take, national guidance advises that Council's approve and adopt a planning enforcement plan setting out their approach to enforcement matters for the benefit of residents, communities, business and the development industry. The Council approved a revised and updated Enforcement Plan in November 2023.
- 1.2 The Council's Planning service regulates development within the Borough. Development can constitute physical building works ranging from the construction of small extensions and other minor works through to major schemes such as the construction of new factories and housing estates. In addition, it involves the change of use of land or buildings, for example the conversion of an office building to a block of flats.

- 1.3 The majority of development in the Borough requires approval through the granting of planning permission, although some smaller works can be undertaken without the need to apply for consent from the Local Planning Authority (LPA) if they fall within the parameters of that which is deemed 'permitted development' pursuant to the Town and Country Planning (General Permitted Development) Order 2015. The legislation on permitted development is complex, because it addresses nearly all forms of development from household extensions through to infrastructure projects including highway and railway works and has been amended over the years.
- 1.4 Despite the requirement for developers (including householders) to secure approval through the appropriate planning legislation, there are incidences where development occurs which does not have the required approval. This can be where approval was not sought in the first place or where it was but the actual development that has taken place does not conform with the permission granted. In these circumstances, work is unauthorised and as such the LPA can consider whether enforcement action is necessary to remedy any breach that has occurred.
- 1.5 Whilst the Council has a range of powers to enforce against unauthorised development, National Planning Policy Framework (NPPF) and the supplementary Planning Practice Guide (PPG), state that enforcement action is as stated above discretionary and furthermore LPAs should act proportionately in responding to suspected breaches of planning control.

## 2. **Issues**

- 2.1 Planning guidance states that all enforcement activity carried out by local planning authorities should be informed by an agreed Enforcement Policy/Plan. This plan should set out clearly how an Authority will respond to claimed breaches of planning control and what factors will be taken into account in determining whether or not to take any action after investigations have been carried out.
- 2.2 The Council formally approved a new and updated Enforcement Plan on 22<sup>nd</sup> November 2023. The plan can be viewed here [Local planning enforcement plan – Newcastle-under-Lyme Borough Council](#)
- 2.3 A report setting out details of the resources employed by the Council as regards implementing the Enforcement Plan and related-performance was presented to this Committee at its December 2024 meeting. It was agreed that a further report should be brought back to the Committee in 12 months time, hence this report before you now.

### ***Resources, Workloads and Performance***

#### Resources

- 2.4 Enforcement activity is carried out by officers in the Council's Development Management team based in the planning service. There is a dedicated Planning Enforcement Officer engaged 100% of their time supplemented by

planning officers who carry an enforcement caseload alongside their normal planning applications workload.

- 2.5** Cases to be investigated are either reported to the Council by residents, businesses or representatives of local communities including elected members or are identified by officers of the Council as part of their normal business activities. Cases are formally logged and then allocated to an officer. In accordance with the approved Enforcement Plan cases are assigned a level of priority based on the nature of the claimed breach and which is linked to timescales for officers looking into the matter. Performance against these target timescales is recorded and reported as part of the planning services performance, including in the quarterly corporate performance management reports to Cabinet.

## Key Statistics and Information

### Workload

- 2.6** At the end of October 2025 there were 230 open enforcement cases including 168 received after 1<sup>st</sup> April and by the end of September 2025. Over the 12 months September 2024-September 2025 nearly 300 claimed breaches were reported to the Council.
- 2.7** In the current financial year 25/26, of the cases processed by the service to date: 77 have been determined not to involve any (or a significant) breach, in 4 cases it was deemed not expedient to take any action, 18 have generated a requirement for a retrospective planning application to be submitted and 8 required steps to be taken to rectify a proven breach. A further 18 cases require further investigations by officers.
- 2.8** No formal enforcement notices have been issued by the Authority in the last 12 months. Issuing such notices is very much seen as a last resort after identifying breaches and seeking to negotiate a satisfactory solution with the offending persons in question. That said where it is felt that this option needs to be taken it will be and warnings have been issued to parties. In preparation for the serving of notices, the Council has engaged expert legal support to advise on the correct drafting.
- 2.9** The threat of taking formal action can assist in discussions with people who have breached and this is noticeable in the figures in paragraph 2.7 above where offenders have been encouraged to rectify unapproved development and/or submit retrospective applications to regulate what has occurred.

### Performance

- 2.10** The approved Enforcement Plan sets out performance targets and we have a Planning Enforcement Key Performance Indicator (KPI) which is reported to members on a quarterly basis as part of a corporate performance management report. The KPI relates to percentage of complainants informed within the required timescales of any action to be taken on alleged breaches of planning control. The single percentage figure is based on the level of responses to what are judged low, medium and high priority breaches and their respective timescales within which officers are required to respond to the

complainant. The overall target is 75% of cases within the stated timescales. For the year 24/25 performance overall was 72%.

- 2.11** In the first two quarters of 25/26 the respective performance figures have been below the target at 48.9.% and 50.5% respectively. There are a number of factors to explain these returns including the numbers of cases being reported requiring investigation, the complex nature of many of the cases and pressures on planning staff to also in tandem with their enforcement work, manage day to day planning application caseloads. Service Managers are working with colleagues to identify actions that can be taken to improve performance.

#### Service Improvements

- 2.12** In the report to members last year reference was made to a number of improvements being made to the service aimed at streamlining processes, providing more and better data and enhancing the customer experience. This has continued in the current year with the development of a planning enforcement dashboard used to map claimed breaches of planning control across the borough by ward/parish, type of breach etc and in doing so provide useful data to managers. The intention over time is to grow the dashboard so that it includes more detailed data and also make it available to all planning colleagues to help with caseload management. The dashboard will also enable more detailed information to be provided to members including as regards any future editions of this report.

#### Concluding Remarks

- 2.13** As in previous years the level of enforcement cases reported to the service is high, highlighting both the need on the part of the Council to monitor development activity in the borough but also the keen interest that residents and communities have in ensuring that their local environments are maintained and not despoiled by unauthorised works. Upholding the integrity of the planning system and having respect for the wishes of local communities is important. It is vital that the Council through its enforcement powers emphasises to developers that they comply with legislation and do not seek to undermine it nor ignore wider public interests. The Council's Enforcement Plan signifies the importance that members place on this matter and this report addresses the issue of delivery against the objectives set out in the plan.

### **3. Recommendation**

- 3.1** That the Committee notes the contents of the report.

### **4. Reasons**

- 4.1** To allow the Committee to receive information on planning enforcement activity and review performance.

### **5. Options Considered**

- 5.1** None.

## **6. Legal and Statutory Implications**

- 6.1** The principal legislation underpinning planning enforcement is enshrined in the Town and Country Planning Act 1990 and related amendments. A raft of other associated legislation does however also apply in certain areas/forms eg. The Levelling Up and Regeneration Act 2023, The Localism Act 2011. The main policy guidance is set out in the National Planning Policy Framework and related National Planning Policy Guidance.

## **7. Equality Impact Assessment**

- 7.1** The Council's approved Enforcement Policy and its subsequent implementation through the activities of the Authority are intended to address issues around unauthorised development. The approach advocated does not consider nor should it the individual perpetrators (alleged or otherwise) of such development nor seek to show bias toward or against any particular residents or local communities that are impacted.

## **8. Financial and Resource Implications**

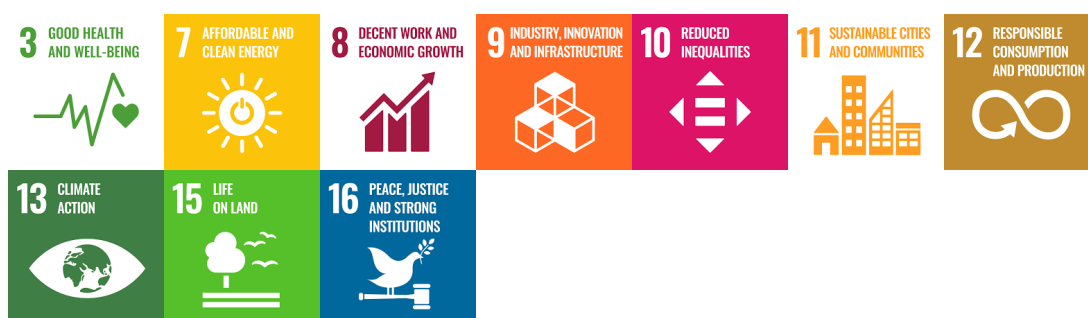
- 8.1** The costs of undertaking investigations and any related enforcement action(s) are intended to be met within existing Planning Service budgets.

## **9. Major Risks & Mitigation**

- 9.1** The risk of being challenged on the Council's approach towards planning enforcement is mitigated by having an up to date and relevant Enforcement Plan. A new plan was approved and adopted in 2023. The expectations of local residents and communities as to if, when and how enforcement activity will take place is a matter to be managed and informed by the aforementioned plan. Being clear and consistent in assessing cases and reaching decisions will be the key here.

## 10. UN Sustainable Development Goals (UNSDG)

**10.1** The planning system acts to provide for suitable and sustainable development that meets justified needs. Planning Enforcement powers allow local planning authorities to investigate breaches of planning control including developments which may not be sustainable in themselves or adversely affect the environment of a locality and living conditions.



## 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.*

The Council is continually looking at how it can use electronic/digital processes to inform customers of the progress on and conclusions of investigations in to claimed breaches of planning control.

One Sustainable Council



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

Planning involves ensuring that development is justified and serves to meet identified needs. Planning enforcement is an important tool available to the Council to help police the development taking place in the borough, confirming that development is in accordance with agreed plans and preventing/removing development that is not or does not have the requisite approvals.

## 12. Key Decision Information

Page 14.1 Not applicable

**13. Earlier Cabinet/Committee Resolutions**

- 13.1** Cabinet agreed a new Enforcement Policy at its meeting held on 19<sup>th</sup> September 2023. [Decisions 19th-Sep-2023 16.00 Cabinet.pdf \(newcastle-staffs.gov.uk\)](#)
- 13.2** Council endorsed the new Policy and formally adopted it at its meeting on 22<sup>nd</sup> November 2023. [Decision at Full Council Nov 23](#)

**14. List of Appendices**

- 14.1** None

**15. Background Papers**

- 15.1** None.

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## NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

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

**DATE: 15 December 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>			
That the Committee notes the update on the progress of developing a new Local Plan for the Borough.			
<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**

- 1.1** 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. On 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** 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.
- 1.4** All comments received at the Final Draft Local Plan (at Regulation 19 stage) were sent to the Secretary of State on the submission of the Plan for consideration. The Inspector holding the examination considers the evidence

provided by the Council to support the Plan and any representations which have been put forward by local people and interested parties.

- 1.5** 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.
- 1.6** The outcome for a large proportion of plan examinations is (b), involving ‘main modifications – changes to the plan deemed necessary to make the Plan sound. 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 confirming 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.
- 1.7** 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.

## **2. Issues**

- 2.1** 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.
- 2.2** Further to responses being made by the Council to information requests from the Inspector, public examination hearing sessions were confirmed and held from the 20 May to 26 June 2025.

- 2.3** The Inspector issued her post hearing views on the 1 August 2025 and asked the Council to undertake some additional work. The Council duly responded to the Inspector and additional matters raised on the 22 September and the 3 October 2025 respectively.
- 2.4** Following correspondence from the Inspector, on the 27 October 2025, the Council has moved onto the next stage of the examination process, the Main Modifications consultation stage. Here, the Council consults on a schedule of modifications required to the Local Plan following the outcomes of the examination process. Other consultation documents include a list of additional minor modifications (focused on non-material matters such as formatting) and supporting documentation including Sustainability Appraisal and Habitats Regulations Assessment. Changes to the Policies Map are also consulted upon at this stage which are necessary to reflect the implications of changes being proposed to the Local Plan.
- 2.5** Consultation on Main Modifications commenced on the 5 November 2025 and will end on the 17 December 2025. This is a technical stage of consultation with views sought only on the schedule of Main Modifications, alongside the Sustainability Appraisal and Habitats Regulations Assessment reports. Responses are asked to consider whether the Main Modifications proposed are sound (positively prepared, justified, effective and consistent with national policy) and legally compliant.
- 2.6** Once the consultation on the Main Modifications ends, all responses to the consultation will be forwarded on to the Planning Inspector for consideration when preparing the final report on the examination of the Local Plan. If the Inspector finds the Plan sound, the Council may then be able to take steps to adopt it. This would be a decision for Full Council.

### **3. Recommendation**

- 3.1** That the Committee notes 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 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.

## 9. Major Risks & Mitigation

- 9.1 Changes in National Policy, Legislation and Guidance - The Levelling-Up and Regeneration Act may have implications for the formulation of future Local Plans. The Council is awaiting the publication of secondary legislation and regulations in relation to the Levelling Up and Regeneration Act that may have an impact upon future Plan making. A consultation is expected shortly on an updated National Planning Policy Framework. The Planning and Infrastructure Bill is also making its way through Parliament and is expected to receive Royal Ascent shortly. This may also have a future impact on Planning and Local Plan making.

## 10. UN Sustainable Development Goals (UNSDG)

- 10.1 As the Local Plan is primarily focused on the use of land and the achievement of sustainable development, 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:

### **One Commercial Council** ☒

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

- Site allocations in the Local Plan will support sustainable development in the Local Plan up to 2040, including sites in the Council's ownership

### **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.*

- Consultation on the Local Plan will include appropriate references to online and digital platforms to engage with the consultation

### **One Sustainable Council** ☒

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

- The Local Plan includes policies to support the Council's urban tree planting schemes and policies in relation to energy efficiency and renewable energy

## 12. Key Decision Information

**12.1** 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

**13.1** Cabinet – 02 September 2025 - [Agenda for Cabinet on Tuesday, 2nd September, 2025, 2.00 pm – Newcastle-under-Lyme Borough Council](#)

**13.2** Cabinet – 4 February 2025 – Local Development Scheme - [Agenda for Cabinet on Tuesday, 4th February, 2025, 2.00 pm – Newcastle-under-Lyme Borough Council](#)

**13.3** 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](#)

**13.4** 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

**14.1** None

**15. Background Papers**

**15.1** 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**

**15<sup>th</sup> December 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

<p><b><u>Purpose of the Report</u></b></p> <p>To update Scrutiny Committee on the Town Deal and Future High Street Funds projects.</p>	<p><b><u>Key Decision</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b><u>Recommendation</u></b></p> <p>That:-</p> <p><b>1. Scrutiny Committee notes this report on the delivery of the Town Deal and Future High Street Funds projects.</b></p>	
<p><b><u>Reasons</u></b></p> <p>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.</p>	

**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 has now completed and the fund is spent. The current (and final) position regarding each is as follows:

**2.1.1 Market improvements**

Works to the digital screen, benching and planters has now been completed and are operational with content promoting the Council and BID priorities and will be showing



adverts after the Christmas period bringing in income. It is also planned to show movies and events on the screen on special occasions.

#### 2.1.2 Astley Place

Capital&Centric and their contractor AC1 have commenced works (October 2025) with the development due to be completed in November 2026.



#### RyePark

##### 2.1.3 Castle Car Park

The new car park has now opened and is fully operational and continues to be 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 at the same time as the Capital&Centric works.





### 2.1.5 Ryepark

Capital&Centric have now appointed Henry Boot to undertake the Ryepark constructions works. Site clearance and ground works commenced in October 2025 and completion is expected in late 2026.



## 2.2 Newcastle Town Deal

### 2.2.1 Karparc

As with the previous schemes noted above Capital&Centric have now appointed Glegg Construction to undertake the works to this development. Works started in early November and will be completed by the summer of 2027.



### 2.2.2 Astley Performing Arts Centre

This Centre is now open and operational.

### 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 commenced with ground works on October 2025.



The extension to the Enterprise Centre is now substantially complete and has been awaiting the connection to a sub-station before the units can be occupied. This connection will now take place in Mid-December so the units should be handed over for occupation in the new Year.



The plans for a village hall have been adapted to incorporate new enterprise units with a community facility available for hire within the structure / development. The scope of the works has altered as no community group was identified to operate the new facility. The scheme is being priced up in order to give an indication to the Town Deal Board for its consideration later in the year.

The development of the football changing rooms at the Wammy is now complete and Newcastle Town Football Club are operating the facility.



Cross Street Chesterton

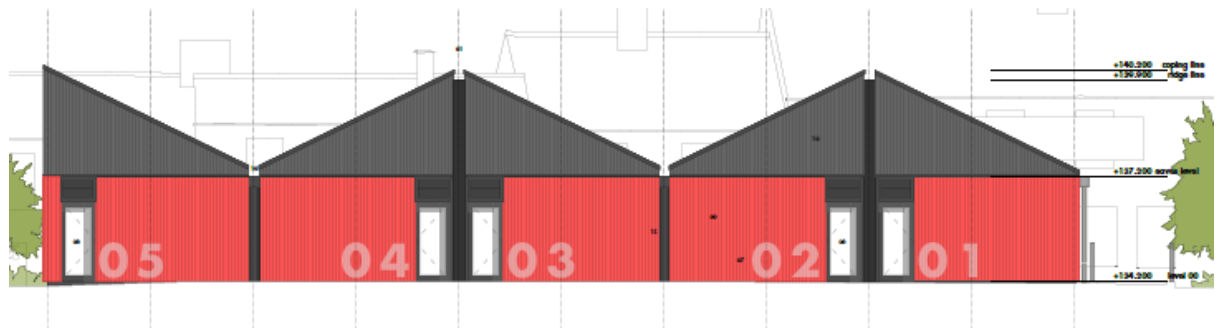
The Town Deal funding agreement was to support the developer Keon Homes to develop homes on the site. Phased handovers will commence from late 2025 and this Phase is expected to be completed fully by June 2026.



Countryside have begun work on their development of 39no social rented apartments and bungalows for over 55's, and is expected to be completed by November 2026.

#### 2.2.4 Zanzibar Enterprise Units

A planning application for the development has been approved, and ground works have commenced, and it is hoped that completion will be in late 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 Gallowtree Roundabout and now Barracks Road which completed in September 2025.

#### 2.2.6 Sustainable Travel

The works to the new bus entrance to Keele University have now commenced but have been paused whilst a legal issue with the University and the utility company is resolved – we are hopeful that the indemnity issue will be resolved shortly so works can recommence.

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

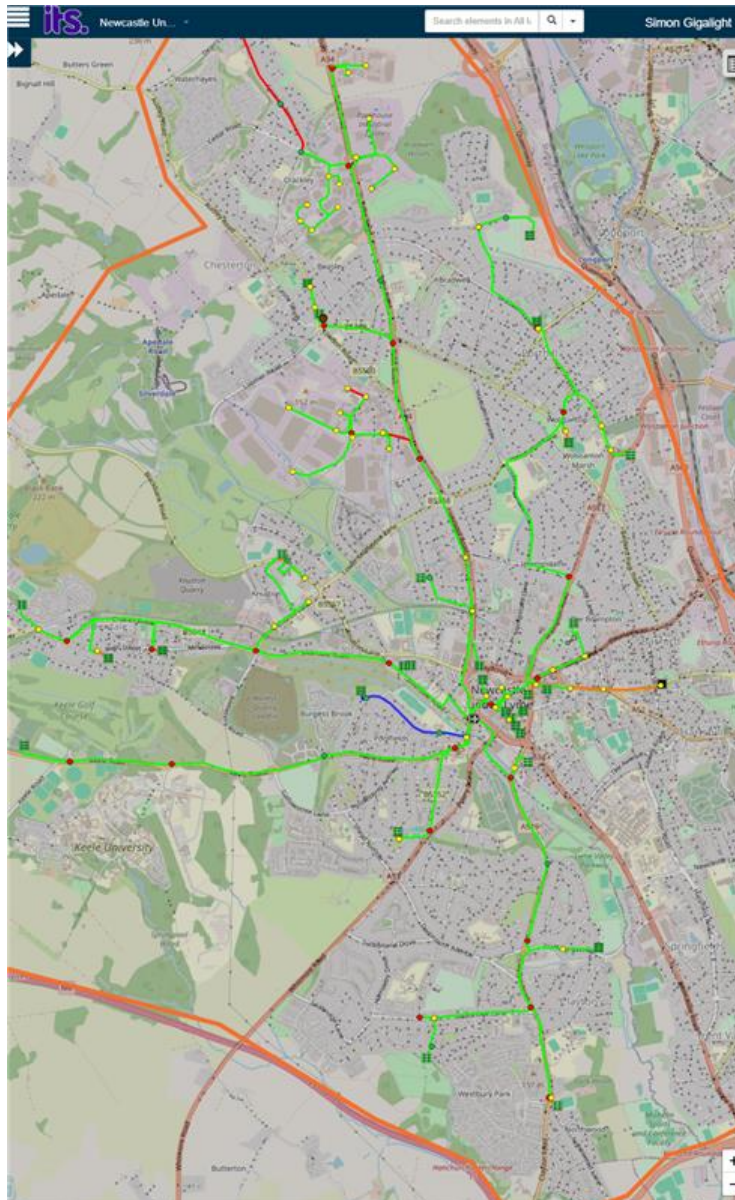
Keele in Town is now fully open and operational.

### 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 have now completed the installation of the new cables through the ductwork – over 49,000m of cabling has been laid (see map below). A procurement exercise for the service provider is now underway for operations to commence in early 2026.



## 2.3 Kidsgrove Town Deal

### 2.3.1 Chatterley Valley



This element of the Town Deal project is complete and Haworth, the developers, are due to commence the construction of the first 'shed' shortly .



### 2.3.2 Kidsgrove Train Station works

The previously reported issue with the costs of car park underpinning due to mine works underground have now been resolved and the Town Deal Board have agreed a revised scope of works to develop the station with a refurbishment to the existing buildings and car park works outside the area that has been indicated for underground mine remediation or the 'underpinning zone'. Design and costing works for the development are now underway.



### 2.3.3 Canal Pathways

Works by the Canal and River Trust have now been completed. Thanks to efficiencies in -project delivery an additional area, which connects the canal towpath to the Avenue was included in the project. An extension to the scope has been agreed by the Kidsgrove Town Deal Board as part of the reallocation of funds from the Shared Service Hub. This is to enable improvements to a Public Right of Way on a path connecting the canal towpath with a nearby residential area.

#### 2.3.4 Community Learning Hub on the Kings Academy site

Kidsgrove Town Deal Board has agreed for delivery of a community learning hub on the Kings Academy site. This project is under development

#### 2.3.5 Enterprise Units on the Meadows

Kidsgrove Town Deal Board has agreed for delivery of small-scale enterprise units on the Meadows. The planning permission for these units was granted on 9<sup>th</sup> September 2025. Pricing of the units is now underway.

#### 2.3.6 Highway Improvements

The highway improvements at The Meadows / Station Road, and Market St / The Avenue / Heathcote St, along with public realm improvements by Kings Street parade. These projects are in delivery with a first informal consultation having taken place with surrounding properties on the proposed highway changes.

### 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 been received, all of which has been spent at 31 March 2025.
- 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. All £23.6m has been received, of which £12.1m has been spent as shown below:

Project	Award (£000's)	Spend (£000's)	Remaining (£000's)
Digital Infrastructure	2,285	1,258	1,027
Sustainable Public Transport	3,421	1,033	2,388
Electric Vehicle Charging	400	400	0
Pedestrian Cycle Permeability	950	359	591
Transform Key Gateway Sites	3,810	1,201	2,609
Astley Centre for Circus	1,810	640	1,170
Digital Society	3,510	2,992	518
Heart into Knutton Village	3,534	2,502	1,032
Cross Street, Chesterton	2,955	987	1,968
Project Management	925	767	158
<b>Total</b>	<b>23,600</b>	<b>12,139</b>	<b>11,461</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 £15.7m has been received of which £7.6m has been spent as shown below:

Project	Award (£000's)	Spend (£000's)	Remaining (£000's)
Kidsgrove Sports Centre	2,328	2,328	0
Chatterley Valley West	3,496	3,496	0
Kidsgrove Station	3,658	261	3,397
Shared Services Hub	6,183	389	5,794
Canal Enhancement	400	335	65
Project Management	835	806	29
<b>Total</b>	<b>16,900</b>	<b>7,615</b>	<b>9,285</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 Sustainable 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

**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**

DATE OF MEETING	ITEM	NOTES
15 <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> </ul>	Officer: Allan Clarke Officer: Simon McEneny Officer: Craig Jordan
19 <sup>th</sup> March 2026	<ul style="list-style-type: none"> <li>Local Plan Update</li> <li>Town Deal and Future High Street Fund</li> <li>Car Parking Strategy</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny Officer: Jo Halliday

**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**

DATE OF MEETING	ITEM	NOTES
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> <li>Future High Streets Fund update &amp; Town Investment Plans for Newcastle and Kidsgrove – update on progress</li> <li>Borough Local Plan</li> </ul>	

	<ul style="list-style-type: none"> <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> <li>• Update on NuL Business Improvement District</li> </ul>	Officer: Allan Clarke Officer: Simon McEneny Officer: Roger Tait
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 Officer: Roger Tait

- |  |   |  |
|--|---|--|
|  | <ul style="list-style-type: none"><li>• Civic Pride (Empowering our Communities) Strategy</li></ul> |  |
|--|---|--|

Last updated on 27<sup>th</sup> November 2025

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