

Date of meeting Thursday, 24th September, 2026
Time 7.00 pm
Venue Astley Room - Castle
Contact Geoff Durham - 742222



Economy and Place Scrutiny Committee

AGENDA

OPEN AGENDA

- 1 APOLOGIES
- 2 DECLARATIONS OF INTEREST
- 3 MINUTES OF PREVIOUS MEETING (Pages 3 - 6)
To consider the minutes of the last meeting of the Committee.
- 4 LOCAL PLAN UPDATE (Pages 7 - 10)
- 5 ENFORCEMENT AND PLANNING PERFORMANCE (Pages 11 - 16)
- 6 NEWCASTLE TOWN DEAL UPDATE (Pages 17 - 36)
- 7 KIDSGROVE TOWN DEAL UPDATE (Pages 37 - 40)
- 8 WORK PROGRAMME (Pages 41 - 44)
- 9 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.
- 10 URGENT BUSINESS
To consider any business which is urgent within the meaning of Section 100B (4) of the Local Government Act 1972.

Members: Councillors Ashworth (Chair), Bettley-Smith, Chamberlain, Clarke, Evans, Fear, Harrison (Vice-Chair), Parker, Swain, Westcott and Wood

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 Quorum: The meeting quorum for Scrutiny Committees is 4 of the 11 members.

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

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ECONOMY AND PLACE SCRUTINY COMMITTEE

Thursday, 18th June, 2026
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present:	Councillor Martyn Ashworth (Chair)		
Councillors:	Chamberlain Clarke Fear	Harrison Parker Swain	Westcott Wood
Apologies:	Councillor(s) Bettley-Smith and Evans		
Substitutes:	Councillor Simon Tagg		
Officers:	Simon McEneny	Deputy Chief Executive	

1. APOLOGIES

Apologies were received as listed above.

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETING

As former Chair Cllr Parker stated having read the minutes of the previous meeting and be satisfied that they reflected the debates.

Resolved: That the minutes of the meeting held on 19th March 2026 be agreed as true and accurate record.

[Watch the debate here](#)

4. NEWCASTLE TOWN DEAL

The Deputy Chief Executive provided members with background information and details on the various projects and developments taking place as part of Newcastle Town Deal.

Cllr Tagg said being pleased with the progress made at Astley Place and asked how this compared with other projects as well as what units would be put in.

The Deputy Chief Executive advised that the Council was happy with progress being made on the build out and on the rental interest in the commercial spaces being advertised as feedback is that there was high demand on their availability.

Announcements would be made on the commercial units in the autumn with some local artisan restaurants and cafes to be expected.

Cllr Fear wished to hear more about the meeting with Capital & Centric at the Bournemouth LGR Conference as well as if things would be in synch with the Ryepark McCarthy and Stone developments.

The Deputy Chief Executive responded that the team met with the contractor at an event that followed the LGR Conference. The development on Ryepark had been broken down into two parts, one for townhouses that were being built and would be sold to Aspire Housing along with some apartments whilst the rest of the development would be Capital & Centric's residential units alongside an aparthotel. There was a section of the site adjacent to the main site which would be the location of the McCarthy and Stone development.

Cllr Tagg commented on the Midway car park being repurposed for accommodations which was gaining national attention and enquired about the feedback received at the UK's Real Estate Investment & Infrastructure Forum (UKREiIF) recently attended.

The Deputy Chief Executive said that there had been a lot of media attention with notably interviews given to three publications including the Building and Insider magazines as well as round tables the team took part in. A Homes England had also taken interest in the project which they wished to promote with other local authorities.

Cllr Parker asked if the mural would be kept in the Zanzibar project.

The Deputy Chief Executive confirmed that it would be the case.

Cllr Tagg referred to comments publicly made by the Leader and asked for clarification about the new administration's position on whether the ongoing regeneration projects were a good thing or not for the borough.

The Deputy Leader responded that the Council was a hundred percent in favour of the regeneration of Newcastle and a letter had recently be sent to the government demanding funds for Pride in Place in continuing with the efforts undertaken by the previous administration.

Resolved: That the report on the delivery of the Newcastle Town Deal Funds projects and the three major town centre regeneration projects be noted.

[Watch the debate here](#)

5. KIDSGROVE TOWNDEAL

The Deputy Chief Executive presented the projects to be delivered as part of the Kidsgrove Town Deal.

Cllr Tagg welcomed the progress made on Kidsgrove Train Station, recalling the funding issues that had led to rethinking the original design.

Cllr Tagg also asked if the new administration was supportive of the project led by the Kings Academy Trust in relation to the land adjacent to Fifth Avenue. A written response would be appreciated.

The Deputy Leader advised that he would speak to the Leader and provide details to Cllr Tagg in writing.

Resolved: That the report on the delivery of the Kidsgrove Town Deal Funds projects be noted.

[Watch the debate here](#)

6. PRIDE IN PLACE

The Deputy Leader said that the Leader had written to both the Secretary of State and the Chancellor so that a response be received in relation to the former administration's request for fundings.

Resolved: That the verbal update be noted.

[Watch the debate here](#)

7. WORK PROGRAMME

The Chair asked members to think about items they wish to see on the Work Programme so that these could be discussed at the next meeting.

Cllr Fear suggested that the portfolios falling under the Committee's remit be added to the document and that portfolio holders be invited to attend the meetings. A standing item on Planning Enforcement and Performance was also recommended in light of the government perceived intentions to take away the matter from local authorities.

Cllr Tagg stated that other important items would be updates from the BID (Business Improvement District) which the Leader was a board member of, and HMOs related policies.

The Town Centre Market was put forward as another topic.

Cllr Parker recalled that Aspire Housing was supposed to come 18 months earlier to make a presentation and suggested that the invitation be reiterated.

The Deputy Chief Executive advised that the provider had been invited in the past and refused to participate. The invitation would be extended again.

Cllr Tagg commented that there was a board representative for the Council with Aspire Housing who could provide an update report.

The Deputy Chief Executive said he would check out the government arrangements in relation to board members' ability to represent organisations.

Resolved: That the Work Programme be discussed.

[Watch the debate here](#)

8. PUBLIC QUESTION TIME

There were no questions received from members of the public.

Economy and Place Scrutiny Committee - 18/06/26

9. URGENT BUSINESS

There was no urgent business.

The Chair reminded members that the next meeting would be held on 24th September 2026.

**Councillor Martyn Ashworth
Chair**

Meeting concluded at 8.15 pm

Report to Economy and Place Scrutiny Committee

24 September 2026



Local Plan Update

Lead Member:

Cllr Jonathan Gullis – Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Simon McEneny – Deputy Chief Executive

Key Decision: No

Ward(s): All

Appendices: Not Applicable

Report Assurance:

	Name	Date
Lead Officer	Allan Clarke	8/9/26
Monitoring Officer	Olwen Brown	
Section 151	Craig Turner	10/9/26
Chief Executive	Gordon Mole	
Cabinet Member	Jonathan Gullis	

Report Summary

To update the Scrutiny Committee on the current position on the Local Plan.

Recommendations

That the Committee:

1. Notes the update on the Borough Local Plan

1. Background

- 1.1. The Local Plan sets the vision and framework for how the Borough will grow in the future. It includes targets for the number of homes and jobs to be provided in the Borough alongside a spatial strategy and planning policies to guide future development in the Borough. The Local Plan also includes several planning policies to help shape future development in the Borough.
- 1.2. A standing item on providing a Local Plan update has been requested by Economy and Place Scrutiny Committee since 2022.
- 1.3. The Borough Council Local Plan (2020-2040) was adopted at Full Council on the 8th of July 2026 and now forms part of the Development Plan, replacing legacy policies from the previous Joint Core Strategy from 2009. The 6-week legal challenge period following the adoption of the Plan has now passed with no formal challenge received on the Plan.
- 1.4. Following adoption of the Borough Council Local Plan (2020-2040), the Council has now published its five-year housing land supply position statement which notes a five-year housing land supply position of 7.57 years supply. The government has recently published housing delivery test results for local authorities. This considers a measurement of housing delivery for the preceding 3 years, before the adoption of the Local Plan. The 2025 results indicate that housing delivery in the Borough has fallen to 94% of housing needs over the period. Because of this, the Council must prepare an action plan on how it is to support housing delivery in the Borough. This is to be completed in the next six months in line with government guidance. The delivery of allocations contained within the Local Plan will be a key part of the action plan.
- 1.5. Transitional arrangements (included in the relevant regulations)¹ state that the Council should start work on a 'new' Local Plan, in line with the plan making system (notice of intention to commence local plan preparation) by the 30th June 2026. This is due to:-
 - The date(s) when the Local Plan (2020-2040) was submitted for examination and adopted;
 - The adopted Plan meeting less than 80% of local housing need figure defined by government using the standard method.

A report was considered by Cabinet on the 23rd June 2026, seeking permission to start work on a new Local Plan, in line with the new Local Plan making system. Cabinet resolved, at that meeting, not to start work on a new Local Plan until there was an understanding regarding the outcomes and implications of Local Government Reorganisation.

- 1.6. Following the Cabinet decision, officers have engaged with officials of the Ministry of Housing, Communities and Local Government and are awaiting an understanding of

next steps, including whether the Council will now be asked to start work on a 'new' Local Plan, through a Ministerial Direction from the government.

- 1.7. The government published an update to the National Planning Policy Framework ("NPPF") in August 2026. The NPPF has been restructured so that it now contains distinct plan making policies and national decision-making policies. The structure and content of the NPPF will have an impact on the development of the Local Plan, should the Council be asked to start work on the Local Plan by government.

2. Purpose

- 2.1. The changes to the NPPF will have implications on the scope and content of a future Local Plan. This includes not duplicating or being materially inconsistent with policies contained within the NPPF. In addition, the NPPF has shortened expectations on the expected Plan period attached from Local Plans, from a minimum of 15 years to a minimum of 10. This will have implications for the amount of development to be included in any new Local Plan.
- 2.2. The new Plan making system includes a new set of stages (including regulatory stages), this includes: -



Figure 1: Stages in New Local Plan Making System

- 2.3. The Council is now awaiting further information from the Government and whether the Council will be asked to start work on a new Local Plan.

3. Strategic Approach

- 3.1. Following the Cabinet decision on the 23 June 2026, the commencement of a new Local Plan for the Borough is now dependent on the outcomes of engagement with the MHCLG and whether the Council will be directed to start work on a new Local Plan.

4. Finance & Resources

- 4.1. Future report(s), following any Ministerial Direction on the Local Plan would be considered by a future Cabinet meeting. This Cabinet meeting would consider the content and implications of a Ministerial Direction and any implications, including resourcing.

5. Legal & Governance

- 5.1. The Local Plan process is one in which the functions and responsibilities are allocated in accordance with the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 as amended. The Council must comply with their statutory duty to prepare and maintain a Development Plan pursuant to the Planning and Compulsory Purchase Act 2004 (as amended) The Town and County Planning (Local Planning (England) Regulations (2026) sets out what the Local Plan must contain and the process of preparing a Local Plan.
- 5.2. Cabinet on the 23rd June considered the implications for the Local Plan and resolved not to start work on a new Local Plan. MHCLG have been advised of the outcomes of this decision.
- 5.3. The NPPF is a material consideration in decision taking on planning applications and plan making. The NPPF reinforces the need to prepare and update Local Plan(s) and provides further guidance as to how to take this forward. An update to the NPPF was published on the 17th of August and will be an important consideration in the development of the Local Plan.

6. Supporting Information

- 6.1. June 2026 Cabinet Meeting:- <https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=4264>

Report to Economy and Place Scrutiny Committee

24 September 2026



Enforcement and Planning Performance

Lead Member:

Cllr Jonathan Gullis – Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Rachel Killeen – Interim Head of Service – Development Management

Key Decision: No

Ward(s): All

Appendices: Not applicable

Report Assurance:

	Name	Date
Lead Officer	Rachel Killeen	11/9/26
Section 151	Craig Turner	11/9/26
Cabinet Member	Jonathan Gullis	16/9/26

Report Summary

This report provides information on planning enforcement performance for the past 12 months and performance information on the speed and quality of decisions on planning applications for Q1 of 2026/27. It concludes that enforcement performance has significantly improved over the past 12 months and that planning performance continues to be very good in terms of speed of decision making. It does highlight however, that the quality of decision making for Major applications is below expectations in that more than 10% of the authority's decisions have been allowed at appeal.

Recommendations

- i. That the Committee notes the improved enforcement performance and the continued strong performance in the speed of determination of planning applications.
- ii. That the Committee notes the position regarding the quality of Major development applications and the importance of making robust and defensible decisions.

1. Background

- 1.1. A report setting out details of the resources employed by the Council as regards implementing the current Enforcement Plan and related performance was presented to this Committee at its December 2024 meeting. It was agreed that a report on planning enforcement performance should be brought back to the Committee annually. In addition, at the last meeting of this Committee on 18th June, a standing item on Planning Enforcement and Performance was also requested.
- 1.2. Despite the requirement for developers (including householders) to secure approval for development through the appropriate planning legislation, there are instances 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 Local Planning Authority (LPA) can consider whether enforcement action is necessary to remedy any breach that has occurred.
- 1.3. Whilst the Council has a range of powers to enforce against unauthorised development, the National Planning Policy Framework (NPPF) and the supplementary Planning Practice Guidance (PPG), state that enforcement action is discretionary and furthermore LPAs should act proportionately in responding to suspected breaches of planning control.
- 1.4. To inform their assessment of cases and any actions they take, national guidance advises that Councils 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.
- 1.5. In relation to the determination of planning applications, the Government has a system of designation of poorly performing planning authorities. Each LPA is measured on both the speed of determination, and the quality of decision making as demonstrated by appeal performance.
- 1.6. For the speed of determination of planning applications, the threshold for designation as an underperforming authority at the end of the reporting period is where less than 60% of 'Major' applications have been determined within a 13-week period or such longer period of time as might have been agreed with the applicant. For 'Non-Major'

applications (all 'Minor' applications plus 'Changes of use' and 'Householder' applications) the threshold is where the Council has failed to determine a minimum of 70% of its applications within an 8-week period or such longer period of time as might have been agreed with the applicant.

- 1.7. The threshold for designation with regard to the quality of decisions is where 10% or more of the authority's decisions are allowed at appeal. Therefore, in this instance the upper limit is 10%.

2. Purpose

- 2.1. 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.
- 2.2. In the 12 months from 1st September 2025 to 31st August 2026, 302 enforcement cases were reported to the Council. Of those cases, 162 have been determined not to involve any (or a significant) breach, in 11 cases it was deemed not expedient to take any action, 52 generated a requirement for a retrospective planning application to be submitted and 23 required steps to be taken to rectify a proven breach. A further 42 cases require further investigations by officers and 12 cases have no decision recorded.
- 2.3. Of the 42 cases requiring further investigation, since 31st August, 13 have been closed, 2 planning applications have been approved to remedy a breach, and 1 planning application is pending consideration, leaving 26 cases. Of those cases, 16 are relatively new, dating back to the most recent quarter and only 2 date back to 2025. Discussions between officers and applicants continue, with a view to bringing these cases to a resolution as soon as possible.
- 2.4. For the 12 enforcement cases where 'no decision' is recorded, officers are working hard to progress matters, but the issues are often complex and protracted.
- 2.5. Within the period, 4 Enforcement Notices have been issued. 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.
- 2.6. The threat of taking formal action can assist in discussions with people who have breached planning control, and this is noticeable in the figures in paragraph 2.2 above where offenders have been encouraged to rectify unauthorised development and/or submit retrospective applications to regulate what has occurred.
- 2.7. The approved Enforcement Plan sets out performance targets and there is a Planning Enforcement Key Performance Indicator (KPI) which relates to percentage of complainants informed within the required timescales of any action to be taken on alleged breaches of planning control. The target is 75% of cases within the stated timescales.
- 2.8. For the year 2025/26, performance overall was 68.1%. In Q1 and Q2 of that financial year, the respective performance figures were significantly below the target at 48.9% and 50.5% respectively. There were a number of factors to explain these figures, but it was primarily pressures on planning staff to deal with often complex and time-consuming enforcement cases alongside managing day to day planning application

caseloads. Service Managers identified actions that could be taken to improve performance and, in Q3 and Q4 of 2025/26, the respective performance figures were 88.2% and 82.4%. Performance in Q1 of 2026/27 was 76.9% so performance continues to exceed the target of 75%.

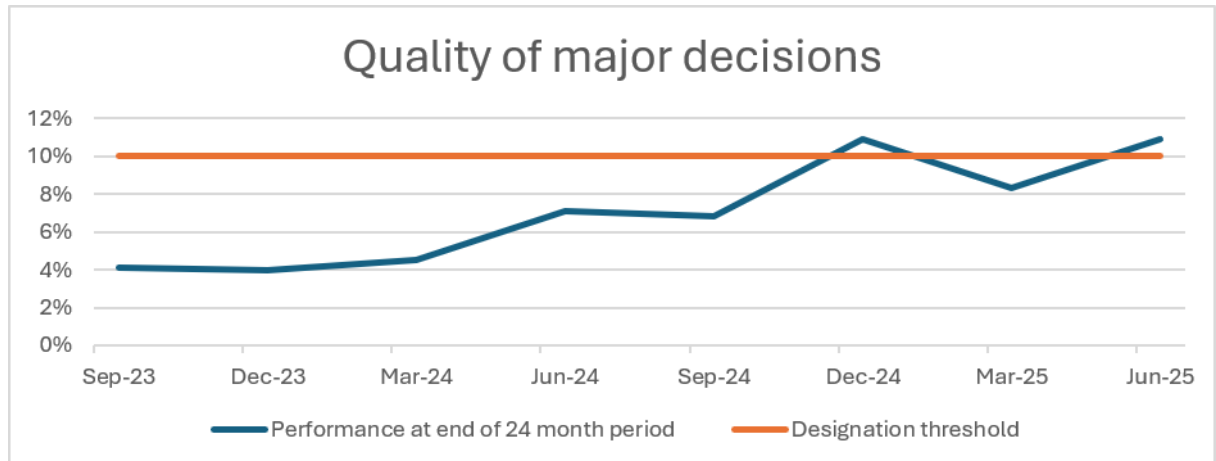
- 2.9. The level of enforcement cases reported to the service remains high, highlighting both the need on the part of the Council to monitor development activity in the borough but also the keen interest that residents and communities have in ensuring that their local environments are maintained and not impacted 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, demonstrates to developers that they must comply with legislation and that they should 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 displays delivery against the objectives set out in the plan.
- 2.10. Turning now to planning performance against the Government's national performance indicators. For Q1 of 2026/27, the Council's performance is as follows:

Table 1

	Designation threshold	Result Qtr. 1 2026/27
Speed of major development applications	Less than 60%	100%
Quality of major development applications	Over 10%	10.9%
Speed of non-major development applications	Less than 70%	94.2%
Quality of non-major development applications	Over 10%	0.6%

- 2.11. The Council is therefore clearly well above the threshold for designation in terms of speed of decisions. For quality of decisions, the Council is well below the upper threshold of 10% for designation with regard to 'Non-major' applications with a figure for the quarter of 0.6%. However, for 'Major' applications, the figure is 10.9% which exceeds the threshold of 10% or more of the authority's decisions being allowed at appeal.
- 2.12. The measure used by the Government for quality of decisions is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period. The nine months enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. Over the current 2-year assessment period, the Council's performance against the designation limit of 10% has been as follows:

Figure 1



- 2.13. Designation is not triggered by being above 10% in an individual quarter or a specific number of standalone quarters. Instead, an LPA becomes eligible for designation where the average figure for the 24-month assessment period as a whole exceeds 10%. Although the Council has exceeded the 10% target in 2 of the 8 quarters in the 2-year period, the average figure for the period is 7.1%.
- 2.14. Unfortunately, when a relatively low number of major applications are being determined, as is the case for this Council, it only takes a small number of those decisions to be overturned at appeal, for the threshold to be breached. This makes it especially important for the LPA to make sound planning decisions that accord with the Development Plan and if refusing a grant of planning permission, that the reasons for refusal are robust and can be substantiated with evidence.

3. Strategic Approach

- 3.1. Timely and quality decision making in the determination of planning applications and the use of planning enforcement powers in accordance with the Council's Local Planning Enforcement Plan, aligns with the Council's strategic priorities as set out in the previous Council Plan 2022-26, and will also contribute to the new draft objectives currently under development for 2026-2030.

4. Finance & Resources

- 4.1 There are no financial and resource implications arising from this report. Work is being delivered within existing approved staffing and service budgets, including legal support where required.

5. Legal & Governance

- 5.1. The principal legislation underpinning planning enforcement is enshrined in the Town and Country Planning Act 1990 and related amendments although other associated legislation does also apply in certain areas/forms. The main policy guidance is set out in the National Planning Policy Framework and related National Planning Policy Guidance.

6. Supporting Information

6.1. None relevant

Report to Economy and Place Scrutiny Committee
24 September 2026



Newcastle Town Deal Update

Lead Member:

Cllr Jonathan Gullis - Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Simon McEneny – Deputy Chief Executive

Key Decision: No

Ward(s): Crackley and Red Street, Bradwell, Holditch and Chesterton West, Wolstanton, May Bank, Cross Heath, Knutton, Silverdale, Thistleberry, Town, Clayton, Westlands, Keele, Westbury Park and Northwood

Appendices: Not Applicable

Report Assurance:

	Name	Date
Lead Officer	Simon McEneny	13.8.26
Monitoring Officer	Olwen Brown	
Section 151	Craig Turner	
Chief Executive	Gordon Mole	
Cabinet Member	Jonathan Gullis	

Report Summary

To update Scrutiny Committee on the Newcastle Town Deal Fund projects and the three major regeneration projects currently underway in Newcastle.

Recommendations

That the Committee:

1. Notes this report on the delivery of the Newcastle Town Deal Funds projects and the three major town centre regeneration projects.

1. Background

1.1 Town Centre Regeneration Projects

The current position regarding the three major regeneration projects is as follows:

1.2 Astley Place

Capital&Centric and their contractor AC1 commenced works (November 2025) with the development due to be completed in January 2027 (13 month build period). Works are ongoing with external facade works, internal courtyard landscaping and internal wall placements progressing at speed.







1.3 RyePark

1.3.1. McCarthy and Stone Residential Development

It is now anticipated that the works will commence in the Autumn of 2026 with completion in late 2027 to coincide with the adjacent Capital&Centric works.



1.3.2 Capital &Centric Ryepark Development

Capital&Centric have now appointed Henry Boot to undertake the Ryepark constructions works. Site clearance and ground works commenced in November 2025 and completion is expected in early 2028 (27 month build period). Aspire will take possession of their section of the site in May 2027. Drainage and foundation preparation works are currently underway.









1.4.1 Karparc

As with the previous schemes noted above Capital&Centric have appointed Clegg Construction to undertake the works to this development. Works started in early November and will be completed by the summer of 2027 (18 month build period). Works underway include the continuation of the concrete 'cut-out' works, preparation for new lift and stairwells and external facade steelworks.

As reported previously, during excavation of the attenuation tank (for stormwater fall off) in the basement of the building human remains were found. The situation has now been resolved and works have recommenced.





1.4.2 Knutton and Chesterton

Knutton

The extension to the Enterprise Centre Is now complete and has its connection to a sub-station now so the units can be occupied from the end of August



New Village Hall

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.

A prospective tenant has been found for the facility and Heads of Terms have been exchanged for legal agreements to be worked up. Planning will need to be sought for the changes to the building as noted above, now that a tenant is being secured.

Knutton Community Centre Site

Aspire Housing continue the build out of the new homes.

Cross Street Chesterton

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.



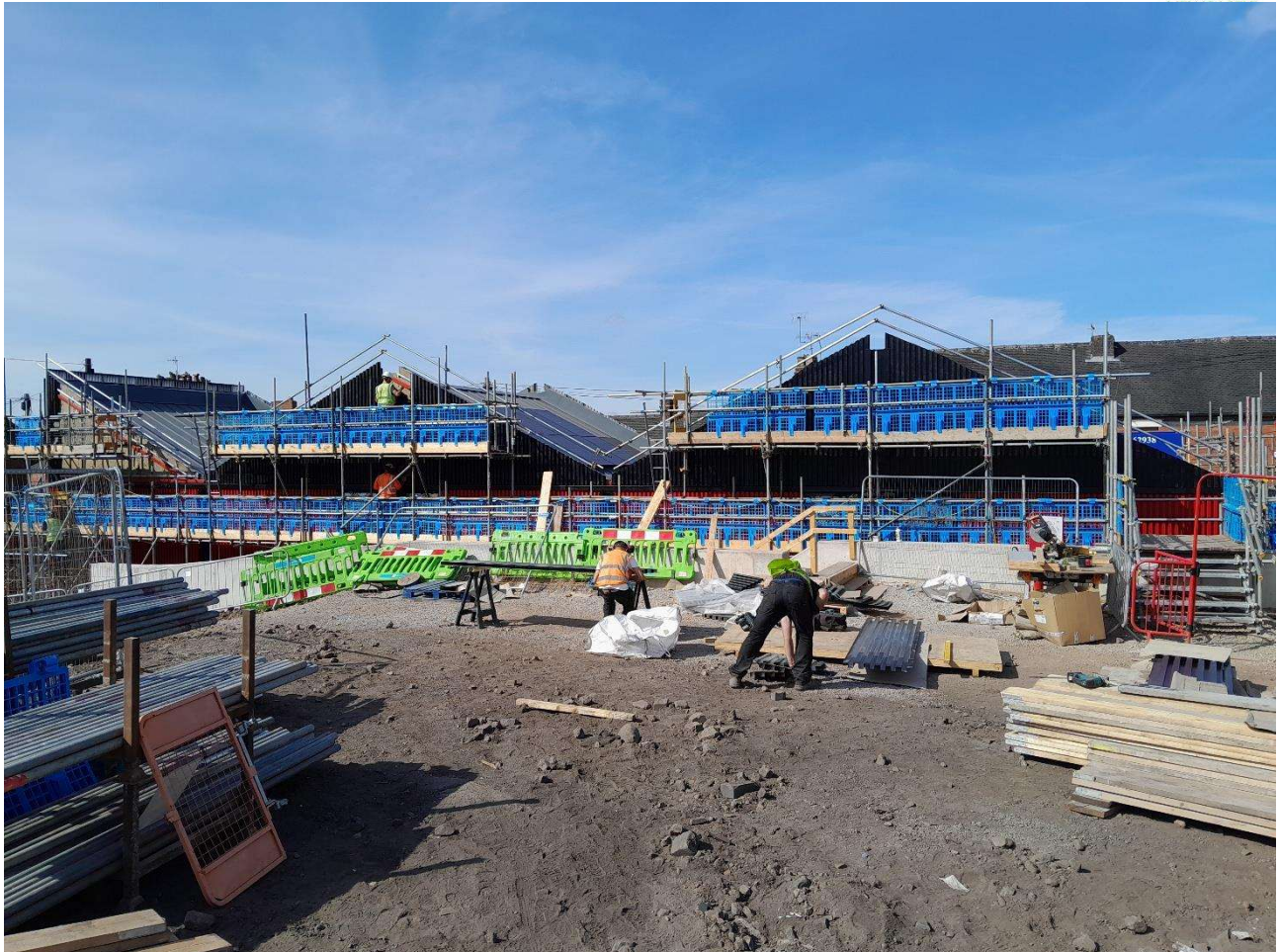
1.4.3 Key Gateway Sites / Zanzibar Enterprise Units

At Zanzibar, Town Deal monies are contributing towards land remediation at the site to enable its redevelopment by Aspire Housing, which is now progressing..





It is also enabling the Council to build 5 small enterprise units on the North Street elevation, for which the land purchase agreement and development contracts are at final negotiation stage with Aspire Housing. It is hoped that completion will be in late 2026.



1.4.5 Walking and Cycling Provision

Staffordshire County Council has funding allocated for a cycle lane on Hassell Street which they are expecting to deliver in 2027/28.

1.4.6 Sustainable Travel

New bus entrance at Keele University to enable buses to take a more efficient route around campus and on to external bus stops. It is hoped that the works will be completed later this year, subject to legal agreements required between Keele University, Staffordshire County Council and the legal entity (KRF) responsible for land at Keele University.

Town centre wayfinding, A supplier is in the process of being appointed with the works to update the pedestrian signage around Newcastle town centre scheduled for completion this year.

Refurbishment of Newcastle Bus Station, for which a planning application is imminent. This project is being delivered directly by the Council, in cooperation with Staffordshire County Council with the design by Tarpey Woodfine architects.

1.4.7 Digital infrastructure

A supplier for the community venue managed WiFi service is in the process of being appointed, with installation of the WiFi scheduled for completion in 2026.

2. Purpose

- 2.1 To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the Newcastle Town Deal as well as the three Town Centre regeneration projects.

3. Strategic Approach

- 3.1 To deliver the projects outlined in the Newcastle Town Deal and the Council's regeneration plans.

4. Finance & Resources

- 1.1. £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 £18.4m has been spent as shown below:

Project	Funding allocation	Committed (grant agreement signed or order placed)	Indicative allocation not yet contracted	Balance remaining
SMART Newcastle (Digital Infrastructure)	£2,285,000.00	£1,821,384.00	£254,363	£209,253.00
Sustainable Public Transport Solutions	£3,421,000.00	£1,621,163.00	£1,799,837.00	£0.00
Electric Vehicle Charging Points (complete)	£400,000.00	£400,000.00	£0	£0.00
Town Centre Pedestrian Cycle Permeability (complete)	£950,000.00	£950,000.00	£0.00	£0.00
Transform Key Gateway Sites	£3,810,000.00	£2,693,000.00	£1,117,000.00	£0.00

Astley Centre for Circus (complete)	£651,064.00	£651,064.00	£0.00	£0.00
Astley Place	£1,158,936.00	£0.00	£1,000,000.00	£158,936.00
Digital Society	£3,510,000.00	£3,510,000.00	£0.00	£0.00
Putting Heart into Knutton Village	£3,534,000.00	£3,011,734.00	£522,266.00	£0.00
Cross Street, Chesterton	£2,955,000.00	£2,955,000.00	£0.00	£0.00
Project Management	£925,000.00	£840,772.00	£55,881.00	£28,347.00
	£23,600,000.00	£18,454,117.00	£4,749,347.00	£396,536.00

5. Legal & Governance

- 5.1 The Local Government Act 2000 - powers to promote the economic, social and environmental wellbeing of the Borough.
- 5.2 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.
- 5.3 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.

6. Supporting Information

- 1.2. Not Applicable.

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Report to Economy and Place Scrutiny Committee
24 September 2026



Kidsgrove Town Deal Update

Lead Member:

Cllr Jonathan Gullis - Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Simon McEneny – Deputy Chief Executive

Key Decision: No

Ward(s): Newchapel & Mow Cop, Kidsgrove & Ravenscliffe, Talke & Butt Lane, Bradwell

Appendices: Not Applicable

Report Assurance:

	Name	Date
Lead Officer	Simon McEneny	13.8.26
Monitoring Officer	Olwen Brown	
Section 151	Craig Turner	
Chief Executive	Gordon Mole	
Cabinet Member	Jonathan Gullis	

Report Summary

To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the Kidsgrove Town Deal.

Recommendations

That the Committee:

1. Notes this report on the delivery of the Kidsgrove Town Deal Funds projects

1. Background

1.1 Chatterley Valley

Harworth have now announced their first contract for a unit on the D plots which is due to start on site early 2027 it is hoped.



1.2 Kidsgrove Train Station works

East Midlands Railway are currently working up the details of the project, with Network Rail. Works are expected to take place in 2027.



The works have been reduced in size to not include the vacant space to the right of the entrance bridge to the station car park due to the extent and unknown costs of ground remediation in this area.

1.3 Canal Pathways

Led by the Canal & River Trust these works are now substantially complete.

1.4 Community Hub

A revised project led by the Kings Academy Trust using land adjacent to Fifth Avenue. This is to deliver community services alongside relocation of the training bistro operated by the Kings Academy. Project progress is subject to production of a sustainable business model demonstrating that the community hub can be sustained – this is still under development.

1.5 Public Realm

A range of activities to improve the public realm in areas of Kidsgrove to improve the overall appearance and function of the town centre. Including improvements to the public realm at Kings Street which is currently on site and will be completed in September 2026.

Car park improvements at Heathcote Street will commence in September 2026 and are due for completion in January 2026.

1.6 Enterprise Units

Development of three small enterprise units at Meadows Road alongside improvements to the car park to provide 16 parking spaces that are prioritised for short term use have begun and works will be completed in December 2026. Enquiries have already been received regarding the units.

1.7 Highways

Works to make Market Street one-way in the direction of Heathcote Street, providing an accessible pedestrian crossing point and providing a section of short-term parking in front of the shops and a loading bay to support the pub and laundrette have been completed.

Works to make Meadows Road / Station Road one-way from the A50 in the direction of The Avenue, and the installation of a bus stop for rail replacement services, installation of bollards adjacent to the library to prevent parking on the pavement have started and are planned for completion in September 2026.

2. Purpose

- 2.1 To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the Kidsgrove Town Deal.

3. Strategic Approach

- 3.1. To deliver the projects outlined in the Kidsgrove Town Deal

4. Finance & Resources

- 4.1 £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 **£8.0m** has been spent as shown below:

Project	Funding allocation	spent to date	further committed	indicative allocation not yet contracted	Balance remaining
Kidsgrove Sports Centre (complete)	£2,328,000.00	£2,328,000.00	£0.00	£0.00	0
Chatterley Valley (complete)	£3,496,000.00	£3,496,000.00	£0.00	£0.00	0
Kidsgrove Station	£3,638,000.00	£389,355.00	£2,414,520.00	£834,125.00	£0.00
Shared Services Hub (original project)	£183,000.00	£105,612.00	£25,216.00	£0.00	£52,172.00
community hub	£1,500,000.00	£0.00	£0.00	£1,500,000.00	£0.00
public realm	£1,800,000.00	£271,703.00	£0.00	£1,428,297.00	£100,000.00
enterprise units	£1,500,000.00	£1,053,715.00	£0.00	£446,285.00	£0.00
footpaths	£200,000.00	£8,150.00	£0.00	£191,850.00	£0.00
Highways	£1,000,000.00	£133,680.00	£0.00	£866,320.00	£0.00
Canal Enhancement	£420,000.00	£354,900.00	£65,100.00	£0.00	£0.00
Project Management	£835,000.00	£806,528.00	£0.00	£0.00	£28,472.00
	£16,900,000.00	£8,947,643.00	£2,504,836.00	£5,266,877.00	£180,644.00

5. Legal & Governance

- 5.1 The Local Government Act 2000 - powers to promote the economic, social and environmental wellbeing of the Borough.
- 5.2 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.
- 5.3 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.

6. Supporting Information

- 1.1. Not Applicable

ECONOMY AND PLACE SCRUTINY COMMITTEE

Work Programme 2026-27



Chair

Cllr Martyn Ashworth

Vice-Chair

Cllr Patricia Harrison

Members

Cllrs Robert Bettley-Smith, Jon Chamberlain, Charlie Clarke, Gary Evans, Andy Fear, Andrew Parker, Finn Swain, Paul Wood and Olivia Wozny

Scrutiny Champion

Simon McEneny

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
- ✚ Alexandra Bond at alexandra.bond@newcastle-staffs.gov.uk

Planned items

DATE OF MEETING	ITEM	NOTES
24 th September 2026	- Local Plan Update - Planning Enforcement & Performance - Newcastle Town Deal - Kidsgrove Town Deal	Officer: Allan Clarke Officer: Rachel Killeen Officer: Simon McEneny Officer: Simon McEneny
17 th December 2026	- Update from the BID - Local Plan Update - Planning Enforcement & Performance - Presentation from Aspire Housing - Newcastle Town Deal - Kidsgrove Town Deal	Contact: Charl Pearce Officer: Allan Clarke Officer: Rachel Killeen Contact: Dan Gray Officer: Simon McEneny Officer: Simon McEneny

Future items suggested by members

Car Parking Strategy
 Town Centre Market
 HMOs Policies

Previous items

DATE OF MEETING	ITEM	NOTES
18 th June 2026	• Newcastle Town Deal • Kidsgrove Town Deal • Pride in Place	Officer: Simon McEneny Officer: Simon McEneny Officer: Roger Tait

Last updated on 16th September 2026

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