

The application seeks full planning permission for the extension of the existing college building together with associated servicing and landscaping works.

The application site is located within the urban area, just beyond the Town Centre of Newcastle-under-Lyme, as defined on the Local Development Framework Proposals Map.

The statutory 13-week period for the determination of the application expired on the 1st April 2026 but an extension of time has been agreed until the 26th June 2026

RECOMMENDATION

PERMIT subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Landscaping Scheme**
- 5. Construction Environmental Management Plan**
- 6. Reporting of Unexpected Contamination**
- 7. Lighting**
- 8. Hours of Construction**
- 9. Car Park Management Plan**
- 10. Compliance with recommendations of the Preliminary Ecological Appraisal**
- 11. Drainage Strategy/Layout Compliance**
- 12. Additional investigations for culverted watercourse**
- 13. Drawings/investigation works for point of connection**
- 14. Playing Pitch Management**

Reason for Recommendation

The extension of an established education facility within the urban area is considered to represent a suitable and sustainable development type. Whilst the partial loss of playing field is acknowledged, on balance such a loss is not considered to result in the inability to utilise the remaining playing fields/pitches for sports, in accordance with the Playing Pitch Strategy. There are no other material adverse impacts identified, and subject to conditions the development represents a sustainable development and should be supported.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

Further information has been requested, and the applicant has subsequently provided amended and additional information. Whilst an objection was received from Sports England in respect of the loss of playing pitch, following further justifying information and subject to a condition as recommended, there are not considered to be any adverse impacts from the loss of playing field. The application is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

The application seeks full planning permission for the extension of the existing college building together with associated servicing and landscaping works. The application site is located within the urban area, just beyond the Town Centre of Newcastle-under-Lyme, as defined on the Local Development Framework Proposals Map.

The Newcastle-under-Lyme Borough Council Final Draft Local Plan (Regulation 19 version) and its supporting documents were submitted for public examination on the 20 December 2024. Following the

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examination hearings, the Council consulted on several main modifications to the emerging Local Plan in late 2025. The Inspector's report concludes that the Newcastle-under-Lyme Local Plan (the Plan) provides an appropriate basis for the planning for the Borough, provided that several main modifications are made to it. The publication of the Inspector's Report marks the conclusion of the examination into the Council's Local Plan. The Inspector's Report and adoption of the Local Plan will be considered by Full Council in due course.

Policies, alongside the schedule of Main Modifications, in the emerging Local Plan are a material consideration in decision taking on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 49 of the National Planning Policy Framework, as follows:-

“49. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

As the examination on the Local Plan has now ended, then significant weight can be attributed to individual policies in the Local Plan when considered alongside the modifications concluded by the Inspector.

The key issues to consider in the determination of this application are:

- Is the principle of the development acceptable?
- Would the development result in an unacceptable loss to playing fields?
- Would the proposed development have any adverse impact on the character and appearance of the area?
- Residential amenity,
- Impact on wildlife and Biodiversity Net Gain,
- Highway Safety,
- Flood Risk and Drainage

Is the principle of development acceptable?

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

Paragraph 12 of the NPPF states that “Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

As referred to above, the Councils Draft Local Plan has now reached the main modifications stage of the examination process. Policy PSD1 of the Emerging Draft Local Plan (Overall Development Strategy) sets out the overall development strategy for the Borough. Within the policy it details at point 4 that the council will encourage efficient use of land through windfall development there the development, amongst other points “is physically well-related to existing settlement, including the redevelopment/re-use of previously developed land and buildings where the development;

- a. Considers the landscape / townscape character of the existing surroundings when determining the character and density of development;
- b. supports the creation of high quality: beautiful and sustainable buildings and places;

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- c. Is physically well-related to existing settlements, infrastructure and sustainable transport modes; and
- d. Is effectively served by existing infrastructure or the infrastructure needs of the development are effectively addressed by the scheme. Where new infrastructure is required the delivery of development should be co-ordinated (including the use of phasing) to coincide with new infrastructure provision.

Emerging Draft Local Plan Policy RET4 (Newcastle-under-Lyme Town Centre) states that the council will, in principle, support opportunities for improving and enhancing the vitality and viability of Newcastle-under-Lyme Town Centre and its immediate environs, this includes, amongst other points, support for educational uses and appropriate business uses in the town to support the diversity and offer on the town.

Emerging Draft Local Plan Policy IN1 (Infrastructure) states that the council will support infrastructure related development subject to other policies in the emerging local plan.

The application site is home to Newcastle under Lyme College, operated by Newcastle and Stafford Colleges Group (NSCG). The college offers post 16 education places and the applicant details that they have experienced growth in the aged 16-19 enrolment. In addition, they note that the government have committed to the provision of a further 65,000 learners per year to provide enhanced access to education and training and as such the NSCG group undertook reviews to ascertain areas of demand against anticipated future growth. In relation to the Newcastle campus, the applicant states that the site is at full design capacity and so without further development, it will not be able to meet the additional learner demand which is anticipated over the coming five years but also it will be unable to make better use of the facilities to ease the current pressures experienced.

The principle of supporting the growth of an established educational facility in this sustainable location is considered to be in line with both local and national policy. The expansion of the facilities here to increase the number of places will also assist in supporting the increased population from the housing growth identified as part of the Emerging Local Plan. Therefore, subject to the assessment of the proposals against other material planning considerations, the principle of the development is considered to be acceptable.

Whether the development would result in an unacceptable loss to playing fields?

Paragraph 104 of the NPPF states that existing open space and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Emerging Draft Local Plan Policy PSD6 (Health and Wellbeing) states that the Council will support development that fosters safe, healthy and active lifestyles. Any new development should:-

- a. Reflect Sport England's Active Design Principles (as updated) and provide evidence through the completion of an active design checklist;
- b. Encourage healthy lifestyles and environments to tackle health inequalities;
- c. For major development schemes, including non-residential, be supported by a core (i.e. screening) health impact assessment. Following the screening assessment, a full (comprehensive) health impact assessment may be required, where, taking into account potential mitigation, it is found that development would have an unacceptable adverse impact on health or wellbeing, such development will not be permitted
- d. For housing developments, provide opportunities for healthy living and maintained independence and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, access to services, and well-designed housing (as outlined in Policy PSD7) to support a reduction in social isolation and the creation of inclusive communities;
- e. Support walking, cycling and active travel transport choices

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- f. Provide access to accessible sports facilities and green spaces and opportunity for recreation and leisure that is available and affordable for all ages and abilities;
- g. Support schemes that encourage life-long learning, community development and skills training

The proposed development extends into an area currently utilised as playing fields in association with the Gordon Banks Sports Centre and utilised by the college also. The extension would result in the loss of 0.12ha of playing field. In order to address the loss of playing pitch, the application proposes a reconfiguration of the pitches which would involve;

- The two existing adult pitches, which are of different dimensions, will swap positions to sit to the west and east of the MUGA .
- The 9v9 pitch (Pitch C) will be redesigned, but will remain located in the southern part of the playing fields
- Pitch B to the north of the MUGA will not be impacted
- The existing dug outs which serve the pitch to the east of the AGP will be moved – they will therefore continue to be provided alongside the largest pitch.

The applicant details that this approach would ensure that the two adult pitches 11v11 pitches and youth 11v11 pitch will remain unaltered in scale, with the only impact being on the size of the 9v9 pitch.

The initial consultation with Sports England has detailed that the development would ultimately result in a loss of playing pitch and retained pitch areas would no longer be to a suitable standard. Sports England go on to detail that the revised pitch layout as a result of the proposed development would result in Pitch C being reduced in length. While a 3-metre principal run-off area is currently achieved and would be retained, the pitch would no longer be capable of accommodating the additional 2-metre run-off area required where pitches adjoin. In addition, it would result in the loss of playing field land capable of accommodating a pitch and its associated run-off area, which currently forms part of Pitch D.

The NPPF defines playing field as per the Development Management Procedure Order (2015) reference to playing pitch which defines a playing pitch as ““a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.”

With regards to the playing pitches at the Gordon Banks Sports Centre, the current Playing Pitch Strategy (PPS) for the Borough recommended formalising a community use agreement and to improve pitch quality through an enhanced maintenance regime. There were also recommendations relating to improvements to the current 3G pitch.

In 2024 planning permission was secured for the re-surfacing of the 3G pitch alongside improvements to fencing and floodlights (Ref 24/00404/FUL).

More generic recommendations within the PPS in relation to grass football pitches refer to protecting the existing quantity of pitches, sustaining pitch quality and seek improvements where necessary, and work to accommodate future demand at sites that are not operating at capacity.

Your officers accept that there is technically a loss of playing pitch in relation to the reduction in size to pitch C and resulting restrictions for run-off areas for both pitches C and D. However, from the information provided by the applicant the use of this pitch is largely educational, with only 1 private hire so far this year. It should also be noted that there is some flexibility in standards that 9v9 pitches (Pitch C) can be a minimum of 64x37m, which would suggest the pitch can fall within the recommended thresholds, as referred to by Sports England.

Therefore, despite the reduction in pitch size, the provisions of the PPS are still being met. The applicant has invested in the pitches on the site and the use of the pitch as a result of the size changes would not be affected.

In considering these further details, Sports England, whilst acknowledging that the proposal would result in a minor loss of playing field land and some reduction in layout flexibility, accept that the retained

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sports pitches will continue to accommodate the pitch types identified within the PPS, they would remain suitable for match play, and there would be no adverse impact on existing users or PPS supply and demand. They therefore now withdraw their objection subject to a condition to secure long-term maintenance of the retained playing field, in accordance with a submitted supporting assessment report for a period of at least 10 years. Given the loss of playing field, it is considered reasonable to ensure that the retained pitch areas are managed to a high standard to allow for continued use.

Therefore, subject to this condition, it is not considered that the proposed development would result in adverse impacts relating to the loss of playing pitches and would accord with the aims and objectives of the NPPF as well as the relevant policies of the development plan.

Character and appearance of the area

Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Furthermore, paragraph 135 of the Framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the adopted Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) details that new development should be well designed to respect the character, identity and context of the area.

Policy PSD7 (Design) of the Emerging Draft Local Plan states that, amongst other points that developments should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness and sense of place in terms of:

- a) Height, scale, form and grouping;
- b) Choice of materials;
- c) External design features
- d) Massing of development
- e) Green infrastructure; and
- f) Relationship to neighbouring properties, street scene, and the wider neighbourhood

The application site is located on the northern side of Knutton Lane which hosts the existing main teaching building. This application proposes an extension to the main building and the proposal would extend out from the north elevation of the building, towards the playing fields at the rear of the site. It will replicate the form, scale and materials of the existing building so as to appear as a natural extension to the structure when viewed both within the site and from wider vantage points. The extension would be 4 storeys in height to match that of the existing building, with the eastern elevation appearing as a mirror extension of the angled projection with feature glazing panels.

It is accepted that the proposal, by virtue of its scale and massing, does represent a large addition to the building. However, this additional bulk would be contained entirely to the rear of the building, falling away from active vantage points along Knutton Lane and this therefore assists in ensuring that the development would not appear as an overbearing or incongruous addition to the street scene. In addition, the development would largely be confined to the built up area of the college campus. Whilst it would extend into an area of playing field, on balance this would not result in the loss of green space that would be to the detriment to the character and appearance of the area. The extension would be seen in the context of the existing building, and on that basis the proposal represents a proportionate addition to the site.

Conditions should be attached to any permission granted to secure external materials, landscaping and any hard surfacing arrangements. Subject to these conditions, it is considered that the proposal is of

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suitable design, in accordance with the policies of the development plan and the aims and objectives of the NPPF.

Residential Amenity

The Framework states within paragraph 135 that planning decisions should ensure that developments, amongst other things, create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy SE12 of the Emerging Draft Local Plan states at criterion 1 that “development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted. This includes the consideration of:

- Preventing unacceptable overlooking and loss of privacy.
- Avoiding unacceptable loss of sunlight and daylight.
- Mitigating the overbearing and dominating effect of new buildings. Minimising environmental disturbance or pollution.
- Addressing traffic generation, access, and parking.
- Protecting existing trees and landscaping that contribute to amenity value, and ensuring appropriate replacement or enhancement where necessary

The nearest noise sensitive receptors from the site of the proposed extension are residential dwellings to the west of the site, along Moran Road, approximately 200m away. It is not considered that the proposed development itself would give rise to any undue impacts on residential amenity given that it would be an extension of the existing teaching facilities within the college. In addition, the Environmental Health Officer (EHO) has raised no objections to the development subject to conditions.

Conditions should be attached to any permission granted to control the hours of construction in addition to those requested by the EHO which relate to a Construction Environmental Management Plan, dust mitigation, installation of noise generating plant, lighting scheme and reporting of unexpected contamination. The applicant has provided a CEMP with the application, which has been reviewed by the EHO and is considered to be acceptable and a condition securing this is considered to be reasonable.

Therefore subject to the above, the development would not result in any adverse impacts on residential amenity and so accords with the development plan and NPPF.

Highway Safety

The NPPF, at paragraph 116, states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Saved Policy T16 of the Newcastle-under-Lyme Local Plan (NLP) states that development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on-street parking or traffic problem, and furthermore that development may be permitted where local on-street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets.

Policy IN2 of the Emerging Draft Local Plan states that “new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network. All development should meet a number of criteria which includes not cause unacceptable highway safety problems in relation to local traffic circulation and existing parking and servicing arrangements (1e) and not cause severe residual impacts on the road network, either individually direct and / or cumulatively (1f).

The application is supported by a Transport Statement. This details that the development would result in a maximum of 10 further staff on site. It is also anticipated that a further 350 pupils will be enrolled in the 2026/2027 academic year. Vehicular and pedestrian access remains will also remain unchanged

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and unaffected by the proposals. The Highway Authority have confirmed that this would result in the requirement for a further 23 parking spaces for students and 5 parking spaces for staff; 28 in total. However, the proposal does not include any additional parking capacity.

With regards to car parking arrangements, the college benefits from on-site parking provision. The transport statement identifies the parking across three areas; Car Park 1 at the far western edge of the site, car park 2 sitting centrally within the site and car park 3 (the main car park) to the east of the application site. The transport statement includes a car parking survey that was carried out on singular 24hours periods on each car park. This demonstrated that the sites car parks are operating above capacity during inter-peak periods. As a result of this the College has implemented a Car Park Management Plan, which is proposed to continue as part of this application. This will introduce targeted measures to support more efficient use of all on-site parking to relieve parking pressures and improve efficiency. The car parking management plan includes, amongst other things;

- Limiting the use of student car parking during operational hours
- Use of a bollard system to control parking levels
- Controlled access to the car park
- Strengthened enforcement protocols
- Expansion of sustainable transport promotion

Following the submission of further clarification on the car parking arrangements and management plan, the highway authority do not raise any objections to the proposal subject to a condition to secure the adherence to the car parking management plan throughout the lifetime of the development.

It has to be noted that the car parking arrangements for the site are at capacity, with no further provision proposed for the 28 spaces that would be required as a result of the proposed development. However, on this occasion it is considered that the steps outlined within the car parking management plan would be sufficiently robust to ensure that the development would not result in any severe highway safety issues. Subject to a condition to secure the car park management arrangements, the proposed development is considered to be acceptable.

Biodiversity Net Gain, Ecology and Biodiversity

Paragraphs 180 & 185 of the NPPF set out that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. If development cannot avoid significant harm to biodiversity by adequate mitigation, then planning permission should be refused.

Biodiversity Net Gain (BNG) is “an approach to development that leaves biodiversity in a better state than before”. When applying biodiversity net gain principles, developers are encouraged to bring forward schemes that provide an overall increase in natural habitat and ecological features. The aim of BNG is to minimise losses of biodiversity and help to restore ecological networks. Sites must demonstrate a minimum of a 10% Biodiversity Net Gain as calculated using a Biodiversity Metric and a Biodiversity Gain Plan, with habitat used for net gain to be secured for a minimum of 30 years.

The application is accompanied by a BNG metric and associated report. This demonstrates that as a result of the proposed development there would be a net loss of -49.01% (equating to -0.45 habitat units). Therefore, the requirement for a 10% gain has not been made on site. The applicant has indicated that the mandatory net gain would be made through the purchasing of off-site units. The applicant has enquired about the availability of units from Green Earth Development Group’s habitat bank at Keele Meadows who have confirmed that the 0.45 units required is available.

Whilst provision of gains on site would be the first preference in the hierarchy, the provision of off-site gains at a local habitat bank is considered to be a suitable and deliverable option for the scheme. Subject to this being secured through the statutory net gain decision the development is considered to be acceptable.

Turning to ecology, the application is supported by a Preliminary Ecological Appraisal (PEA). The PEA does not consider that the development would result in any loss or harm to protected species and habitats. It goes on to make a number of recommendations in relation to construction practises,

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compensatory tree planting, reasonable avoidance measures and lighting considerations. All of these considerations can be secured through suitably worded conditions.

Subject to these conditions, the development is not considered to raise any adverse implications with regards to ecology and biodiversity and would accord with the policies of the development plan and the NPPF.

Flood Risk and Sustainable Drainage

Paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

Policy SE3 (Flood Risk Management) of the emerging draft local plan states that Flood Risk Assessments will be required for all proposals in Flood Zones 2, 3 or 3b; Flood Zone 1 where they are over 1 hectare; Critical Drainage Area or That increase the vulnerability classification, even within Flood Zone 1, where other sources of flood risk are identified in the latest Strategic Flood Risk Assessment.

Policy SE4 (Sustainable Drainage Systems) states that development proposals should manage and discharge surface water through a sustainable drainage system. Minor developments may be exempt from full Sustainable Drainage Systems (SuDs) implementation but should still incorporate appropriate measures to manage surface water runoff sustainably, such as the use of permeable paving, rain gardens, or soakaways, wherever feasible.

The application is accompanied by a Flood Risk Assessment as well as a proposed drainage layout, drainage strategy and management and maintenance arrangements. The FRA concludes that the site is not at risk of flooding from a major source and lies within Flood Zone 1. Surface water flooding has also been considered and would only inundate the site to a relatively low water depth and velocity. The risk from this can be suitably managed and mitigated. It also concludes that the proposed development would not alter any existing overland flow routes or floodplain storage.

Initial comments from the Lead Local Flood Authority considered that insufficient information had been provided with the application. This included the drainage strategy and lack of clarity on connection points, drainage layout, modelling and calculations.

The applicant has since provided additional information, engaged in a meeting with the LLFA and undertaken further testing to address the queries raised. The drainage layout of the development consists of a gravity based piped network which conveys surface water to an existing culverted watercourse to the east of the proposed extension. Whilst raising no objections in principle, the LLFA note that some additional investigation is required to confirm existing infrastructure is in good condition. In the latest LLFA response no further objections are raised to the scheme subject to conditions to secure further investigations into existing infrastructure connecting to the culverted watercourse and details of the as built point of connection. It is therefore considered that subject to these conditions the development would raise no adverse implications with regards to flooding and drainage and would accord with the aims and objectives of the NPPF.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

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People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal and the matters that can be addressed, it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP3: Spatial Principles of Movement and Access
Policy ASP4: Newcastle Town Centre Area Spatial Strategy
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy N17: Landscape Character – General Considerations

Other material considerations include:

National Planning Policy Framework (2024)

Planning Practice Guidance (PPG) (as updated)

Emerging Newcastle Under Lyme Local Plan 2020-2040 (at Main Modifications)

Policy PSD1: Overall Development Strategy
Policy PSD6: Health and Wellbeing
Policy PSD7: Design
Policy IN1: Infrastructure
Policy IN2: Transport and Accessibility
Policy IN3: Access and Parking
Policy SE3: Flood Risk Management
Policy SE4: Sustainable Drainage Systems
Policy SE7: Biodiversity Net Gain
Policy SE8: Biodiversity and Geodiversity
Policy SE12: Amenity
Policy RET4: Newcastle-under-Lyme Town Centre

Supplementary Planning Guidance/Documents

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Relevant Planning History

06/01180/OUT - New college, sports facilities, Superstore, Petrol Filling station, offices, housing, parking, landscaping and associated engineering works – Permitted

07/01005/REM - External appearance of the new College, siting and external appearance of the Sports Hall and landscaping – Permitted

08/00801/FUL - New College building (amended scheme to that approved under planning permissions 06/01180/FUL and 07/01005/REM to accommodate additional floorspace for a Higher Education Centre) – Permitted

08/00825/FUL - Building to house a construction and engineering centre – Permitted

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10/00052/OUT - Removal of conditions 58 and 59 of planning permission ref 06/01180/OUT relating to alterations to the A34/Knutton Lane roundabout and the A34/Lower Milehouse Lane roundabout – Refused

10/00105/OUT- Variation of condition 4 of outline planning permission 06/01180/OUT granted for new college, sports facilities, Superstore, Petrol Filling station, offices, housing, parking, landscaping and associated engineering works – Permitted

10/00259/OUT - Removal of conditions 58 and 59 of planning permission ref 06/01180/OUT relating to alterations to the A34/Knutton Lane roundabout and the A34/Lower Milehouse Lane roundabout – Permitted

17/00839/FUL - Variation of condition 57 of planning permission 06/01180/OUT regarding the provision of a toucan crossing facility on Knutton Lane to a scheme (as implemented) in accordance with Staffordshire County Council Drawing CDD/0039/DR01/01 dated May 2016 – Permitted

21/00705/FUL - Remodelling of existing Sports Hall to provide new construction teaching workshop. Construction of new Sports Hall, two number classrooms and supporting accommodation. – Permitted

24/00404/FUL - Full planning application for the improvement of existing artificial football pitch comprising replacement of fencing and floodlights, and associated works. – Permitted

Views of Consultees

Lead Local Flood Authority raise no objections following the submission of additional information subject to conditions.

Environmental Health Division raise no objections subject to conditions relating to a CEMP, dust mitigation, installation of noise generating plant, lighting scheme and reporting of unexpected contamination.

County Highway Authority raise no objections subject to a condition to secure the car park management plan.

Staffordshire Police raise no objections but raise a number of considerations in relation to security measures.

Naturespace raise no objections subject to the development being in accordance with the recommendations of the ecological appraisal.

Sports England raise no objections subject to a condition to secure long term pitch maintenance.

County Mineral Authority have no comments to make.

No comments have been received from **Staffordshire Wildlife Trust** or the **Landscape Development Section** by the given deadline, as such it is assumed that they have no comments to make regarding the application.

Representations

None received.

Applicant/agent's submission

The submitted documents and plans are available for inspection on the Council's website via the following link:

[26/00083/FUL | Full planning application for the extension of an existing college building and associated servicing, landscaping and associated works | Newcastle Under Lyme College Knutton Lane Knutton Newcastle Under Lyme Staffordshire ST5 2GB](#)

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Background Papers

Planning File
Development Plan

Date report prepared

11th June 2026

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