

STATEMENT OF COMMON GROUND BETWEEN NEWCASTLE-UNDER-LYME BOROUGH COUNCIL AND CHESHIRE EAST BOROUGH COUNCIL

1. Introduction

- 1.1 This statement of common ground (SOCG) has been prepared as a supplementary SOCG by Newcastle-under-Lyme Borough Council and Cheshire East Borough Council in relation to the Newcastle-under-Lyme Borough Council Final Draft Borough Local Plan. It supplements the SOCG agreed in Appendix 4 of the Duty-to-Co-operate Statement of Compliance (CD11).
- 1.2 Paragraph 4.18 of the SOCG (Appendix 4, CD11) notes that CEC have objected to Policy AB2 'Land at Junction 16 of the M6' and are seeking to have the allocation removed from the Newcastle-under-Lyme Local Plan. It is also the case that CEC consider that insufficient evidence has been prepared on the impacts upon Cheshire East from the site AB2, amongst other comments made on the Plan.
- 1.3 In the event that the Inspector is minded to retain the site in the Local Plan, CEC have requested a number of modifications to Policy AB2. The purpose of this note is to set out the proposed modifications requested by CEC (in the event the Inspector is minded to retain the site) and agreed by Newcastle-under-Lyme Borough Council. The suggested modifications are without prejudice to CEC's first position, that the site should be removed from the Draft Borough Local Plan.
- 1.4 The following modifications are agreed by parties to assist the Inspector in the consideration of the site. Proposed changes are shown as bold and underlined text, as follows: -

Criterion 1

- 1.5 The following modifications are agreed to reinforce the need for a comprehensive masterplan led approach to the site: -
1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements) **including the preparation and implementation of a comprehensive, masterplan-led approach towards the site.**

Criterion 7

- 1.6 The parties agree to the modifications proposed with National Highways in examination document [EX/SCG/01], namely: -
7. Contributions towards or direct provision of suitable on and off-site mitigation measures for any adverse impacts on the M6 (Junction 16) or other parts of the highway network (strategic and local) being implemented **A micro-simulation model should be prepared and agreed with National**

Highways, Staffordshire County Council and Cheshire East Council to identify mitigation measures required at planning application stage. Mitigation measures identified as being required by the micro-simulation model should be implemented in consultation with National Highways, Staffordshire County Council and Cheshire East Council,

Criterion 9

1.7 Criterion 9 considers the layout of the site. The following modification is requested and agreed by the parties

9. The layout and development of the site will be landscape led, with roads, buildings or structures designed to ensure they are not intrusive in significant views from the surrounding area. **A landscape and visual impact assessment should be prepared and submitted for the site.** Green Infrastructure should also be retained and significantly enhanced across the site,

Criterion 13

1.8 Criterion 13 considers travel planning and a public transport strategy. The following modification is request and agreed by the parties

13. Implementation of an agreed comprehensive travel plan **and public transport strategy** incorporating measures to support travel to / from the development, particularly by sustainable modes. This should implement initiatives to support sustainable travel into the site, to include cycle links into the development with suitable cycle parking / amenities, bus routes and demand responsive travel schemes to support workers travelling to / from the site. The Travel Plan **and public transport strategy** should consider routes connecting into Newcastle-under-Lyme, Stoke-on-Trent and Cheshire East. **Funding towards (or direct provision of) public transport (including demand response travel schemes) should be agreed by the local transport authorities at Cheshire East and Staffordshire County Council and should be sustainable in the long term. Travel planning to the site should discourage the routing of traffic past the Black Firs and Cranberry Bog SSSI on the A531.**

Cheshire East Borough Council	Newcastle-under-Lyme Borough Council
Name: David Malcolm	Name: Allan Clarke
Position: Head of Planning	Position: Planning Policy Manager
Date Agreed: 31 Mar 2025	Date Agreed: 01 Apr 2025

Signature: 	Signature: 
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