



Statement of Common Ground between Newcastle-under-Lyme Borough Council and JCB

Regarding Site Allocation: Chatterley Valley, Lowlands Road, BW1

Newcastle-Under-Lyme Local Plan (2020-2040)

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- JCB, represented by Hill Dickinson LLP

2. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and JCB (The Promoter) in relation to the proposed allocation in the Local Plan. This statement identifies areas of common ground between parties in respect of the allocation of the site in the Local Plan.

3. Site Details

- 3.1 Site Name: Chatterley Valley, Lowlands Road
- 3.2 Site Address: Chatterley Valley, Lowlands Road, Bradwell
- 3.3 Site Allocation Reference: BW1
- 3.4 Site Area: 6.4 hectares.
- 3.5 Site Location Plan: See Figure 1 below.
- 3.6 Proposed development - The Site is allocated for employment development in the Newcastle-under-Lyme Borough Council Final Draft Local Plan 2020-2040

Figure 1: Site Boundary Plan for BW1



4. Key Policy Requirements

- 4.1 The development of the site will be carried out in accordance with the requirements of Policy BW1 and other relevant policies in the Local Plan.

5. Site Availability and Deliverability

- 5.1 The Promoter confirms that the allocated site will be made available for development within the Plan period (2020-2040).
- 5.2 The Promoter confirms that there are no known legal or ownership impediments to development on the allocated site that would prevent delivery within the plan period.
- 5.3 The Promoter considers that the proposed development is deliverable, having regard to currently identified site-specific constraints, policy requirements, and the findings of the Council's evidence base. The Promoter will work with the Council and other relevant stakeholders to ensure that the necessary access, utilities and infrastructure are delivered in a timely manner to support the phasing of development.
- 5.4 The Promoter confirms that they will continue to work collaboratively with the Council, statutory consultees, and the local community to ensure that the development is delivered in a timely and efficient manner.

6. Delivery Trajectory

- 6.1 The Promoter has confirmed that the site is developable within the Plan period up to 2040.

7. Further Assessments

- 7.1 It is agreed that detailed technical assessments (e.g., Transport Assessment, Flood Risk Assessment and Ecological Assessment) will be required to support any future planning application for the Site. These assessments will be carried out in accordance with relevant legislation, national policy and guidance, and best practice.

8. Areas of Agreement


- 8.1 The Council and the Promoter agree on the following matters:
 - The principle of developing the Site for employment in accordance with the allocation in the emerging Local Plan.
 - The site boundaries as defined on Figure 1.
 - The proposed development is in accordance with the broad principles of relevant policies of the Local Plan and other material considerations subject to detailed consideration through a planning application.
 - The Site is available and deliverable within the Plan period.
 - The specific requirements of policy BW1 are appropriate and justified.

9. Areas of Disagreement

- 9.1 None

10. Signatures

Signed on behalf of Newcastle-under-Lyme Borough Council:



Name: Allan Clarke

Position: Planning Policy Manager

Date: 20 February 2025

Signed on behalf of JCB:

Grant Anderson (Hill Dickinson)

Name: Grant Anderson (Hill Dickinson)

Position: Agent for JCB

Date: 20 February 2025