

**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

**Newcastle-under-Lyme Local Plan
Examination – Response to Inspector's
Matters, Issues and Questions**

MATTER 2

On Behalf of Richborough

Site:

Land South of Newcastle Golf Club (Site
Reference TB19) and Land at Cemetery
Road (Site Reference SP23)

Document Ref: RIC1271/1/ACK/LP/MIQ

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1. MATTER 2 – SPATIAL STRATEGY

2.1b – Distribution of Development

- 1.1 The distribution of development is considered to reflect the settlement hierarchy set out in PSD2. The plan strategy topic paper sets out that the highest amount of residential development would be provided in and around Newcastle-under-Lyme as the strategic centre, followed by Kidsgrove as the urban centre, and then the rural centres. Keele, which is a rural service centre (and Keele University) is identified as providing a higher amount of development than the other Rural Centres, however Keele is identified as being a focus for employment growth around the University. Given the proximity of the University to Newcastle-under-Lyme, it is considered that this level of development would be appropriate. The level of development proposed and its distribution across the Borough is considered to be justified and logically follows the settlement hierarchy, with the highest levels of development proposed in and around the largest centres where the most services, facilities and public transport opportunities are available.

2.1c – Focus on Larger Settlements

- 1.2 It is considered that the focus on larger urban settlements and their surroundings, is justified and soundly based. The Borough is characterised by a large urban area, and is surrounded to the west by the rural area and its Rural Service Centres and other villages. The urban centres have the largest range of services, facilities, public transport opportunities available, and focussing development in and around these locations would reduce the need to travel larger distances to access shops, services and employment opportunities, and provide greater opportunities to plug into existing physical and community infrastructure.

2.1f – Keele University

- 1.3 All previous draft Local Plan documents and consultations have proposed Keele as a location to deliver economic growth, focused around the development of the University and the adjoining science park and the synergies between the two.
- 1.4 Newcastle-under-Lyme has a Growth Deal with Staffordshire County Council, which includes the Keele University Growth Corridor¹.
- 1.5 The Growth deal references plans for the Science and Innovation Park to double in size over the next two decades to provide 7,000 FTE jobs. The University currently contributes £125m to the local economy and supports 3,400 FTE jobs in the area.
- 1.6 The Growth Deal seeks to promote the above through the Local Plan process.
- 1.7 In addition to the above, Keele University has been awarded University Enterprise Zone (EUZ) status².

¹ <https://www.newcastle-staffs.gov.uk/policies-1/growth-deal-joint-plan/6>

² <https://www.keele.ac.uk/business/scienceandinnovationpark/whykeele/thestorysofar/>

- 1.8 Given the significant investment generated through the University and Science Park to date, it is considered necessary to promote the development of the University and its environs through the allocation of housing and employment land in and around Keele and adjoining locations to support the growth corridor.