



Newcastle-under-Lyme Local Plan Examination

Action Point 13: - Provide an update following the Economy and Place Scrutiny Committee held on the 19 June 2025 (including an update on Town Deal and Future High Streets Fund and the opening of Castle Car Park)

Introduction

- 1.1. This note has been prepared in response to the Inspector's request in Matter 8 (Retail and Town Centres) to provide an update on several regeneration schemes in and around both the towns of Newcastle-under-Lyme and Kidsgrove.
- 1.2. The Council has been successful with a number of bids for funding, both from the Future High Street Funds and Town Deal Funds, in summary:-
 - £23.6 million in Town Deal Funding to deliver projects in the Newcastle Town Deal Area.
 - £16.9 million in Town Deal Funding to deliver projects in the Kidsgrove Town Deal Area.
 - £11 million in Future High Streets Fund.

Both the Future High Street and Town Deal are sources of government funding designed to support schemes that renew and reshape town centre environments alongside supporting activity in towns.

- 1.3. On 19/06/2025, the Council's Economy and Place Scrutiny Committee discussed the ongoing progress of the various funded projects. This note provides a summary of the major initiatives around NUL Town Centre and Kidsgrove.

1.4. Newcastle-under-Lyme Projects

Table 1: NUL Town Projects

Scheme Name	Funding Source	Details	Town Deal and Future High Street Funds June 2025 Update
Astley Place	Future High Street Fund	24/00795/FUL - Re-purposing of an existing shopping centre into commercial units at ground floor and 42 apartments on upper floors	Council (April 2025) approved the award of contracts with Capital& Centric. Resolution to grant planning permission in April 2025. Capital&Centric are now procuring the contractor. Completion expected end of 2026.
Merrial Street / Red Lion Square	Future High Street Fund	24/00795/FUL - Re-purposing of an existing shopping centre into commercial units at ground floor and 42 apartments on upper floors	Part of the new square off Astley Place created within the development will be a new small scale music venue which will be supported by Joules Brewery and a newly created Community Interest Company, with the aim of hiring out the facility for new and upcoming music acts, exercise classes, performance activities and art-based functions.
Castle Car Park (Ryecroft Site – site TC7)	Future High Street Fund	468 space car park (including 18 motorcycle spaces)	Opened and fully operational from 24/01/2025. This includes an additional project involving EV charging points which are also fully operational.
McCarthy and Stone Residential Development (Ryecroft Site – site TC7)	Future High Street Fund	24/00792/FUL - Residential complex offering around 53 private properties for the over-55s at the eastern end of the site.	Resolution to grant planning approval in April 2025. Works expected to commence Autumn 2025 with completion expected in later 2026.
Ryepark (Part of the Ryecroft site – site TC7)	Future High Street Fund	24/00840/FUL - Residential development comprising 175 dwellings and associated landscaping at Former Civic Offices in Merrial Street.	Council (April 2025) approved the award of contracts with Capital& Centric. A resolution to grant planning permission in April 2025. Works due to start later in 2026.
Midway (site TC71)	Newcastle Town Deal	24/00678/FUL - Proposed repurposing of existing car park structure into new residential accommodation consisting of 111 apartments and associated communal facilities	A resolution to grant planning permission in April 2025, as well as council approving contracts with Capital & Centric. Works expected to start summer 2025 and completed summer 2027.

Astley Performing Arts Centre	Newcastle Town Deal	The Astley Centre will build on successful events (AstleyFest - a celebration of the 250th anniversary of modern circus; and the annual 'Homecoming' - a circus inspired event in Newcastle town centre) and the presence of the New Vic Theatre to create a dedicated Centre for Circus in the town centre.	The Newcastle Town Deal Board has now agreed that the second phase of capital works for the Philip Astley Community Interest Company will not be allocated and that the funding will be allocated to the new music venue to be created inside the new Astley Place development.
Zanzibar enterprise units (site TC71)	Newcastle Town Deal	25/00324/FUL - Application for erection of 5 commercial enterprise units This is alongside a pending application for 63 apartments - 25/00349/FUL	Planning application(s) for the development has been submitted and are being considered. Subject to the approval of these schemes, construction is expected to start in 2026.
Digital Society – 53 Iron Market (Keele in Town)	Newcastle Town Deal	23/00635/FUL - Proposed renovation of 53 Ironmarket to form a mixed-use facility providing an eatery, student learning and study spaces (Application permitted 15/09/23)	Works to 'Keele in Town' are now complete and the site operational.
High Street, Knutton	Newcastle Town Deal	24/00023/FUL - Site of Former Knutton Community Centre at Junction Of High Street And Lower Milehouse Lane Newcastle Under Lyme Staffordshire. Permitted January 2024. Other improvements include extension of Newcastle Enterprise Centre to provide larger size business units. A new football changing facility at the Wammy to support increased use of the football pitches and plans for a new village hall.	Works on the former community centre site development by Aspire are due to commence shortly. Whilst work on the extension to the Enterprise Centre is now substantially complete it is awaiting connection to a substation before the units can be occupied, expected in September 2025. Support Staffs are currently sourcing a group to act as tenant / operator for the Village Hall. Football changing rooms development is now complete.
Cross Street, Chesterton	Newcastle Town Deal	Town Deal investment will support delivery of the Aspire Cross Street development bringing much-needed investment within Chesterton to enable delivery of high-quality housing for the local community.	Phase 2 and Phase 3/4 was entered into in September 2024 - this enabled the Homes England funding bid to progress and a start on site for Phase 2 (43 no Affordable Rented units) was achieved in October 2024, with developer Keon Homes. Phased handovers will commence from late 2025 and this Phase is expected to complete fully by June 2026. Planning

			permission for Phase 3, which will deliver 39 no social rented apartments and bungalows for over 55's, was granted in September 2024. Following a tender exercise, a Homes England bid was submitted and approved earlier this year. The contract with Countryside was entered into in March 2025 and is expected to complete by November 2026
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1.5. Kidsgrove

Table 2: Kidsgrove Town Schemes

Name	Secured Via	Details	Town Deal and Future High Street Funds June 2025 Update
Kidsgrove Sports Centre	Kidsgrove Town Deal	Refurbishment and re-opening of the dry and wet-side facilities at Kidsgrove Sports Centre. A fully refurbished Kidsgrove Sports Centre opened its doors on 25 July 2022.	Works Complete June 2022.
Chatterley Valley	Kidsgrove Town Deal	Once developed, the 38-hectare industrial and business site should drive investment into Kidsgrove	The element of the Town Deal, relating to the provision of road infrastructure into the site is complete.
Kidsgrove Train Station works	Kidsgrove Town Deal	The Town Deal investment of £3.65m will help deliver an improved, modern station building, a new transport interchange, and a 200-space car park. There will also be better access to the nearby Trent and Mersey Canal.	There is currently an issue due to mine works underground, which have now resulted in the Town Deal Board agreeing to only look at works outside the 'underpinning zone'. Options around this are now being worked up by the train operator, EMR, who will present these back to the Town Deal Board in late July 25.
Canal Pathways	Kidsgrove Town Deal	The projects in this objective will help to link key places and promote active travel (e.g. walking and cycling). The aim of the canal project is to provide a safe, attractive, canal corridor and an alternative off-road routeway. It will be an opportunity for Kidsgrove town centre to make the	Works by the Canal and River Trust have now been completed. An extension to the scope has been agreed by the Kidsgrove Town Deal Board as part of the reallocation of funds from the Sharded Service Hub.

		most of its heritage and green spaces around the canal. This will help to make it a more desirable place in which to live and invest.	
Shared Service Hub	Kidsgrove Town Deal	The Shared Service Hub will provide a modern facility that will provide a one-stop-shop for residents to access a range of services.	The Kidsgrove Town Deal Board has now agreed on project reallocation of funds away from the Shared Service Hub. The new scopes include a community learning hub on the Kings Academy School site, some small-scale enterprise units on the Meadows, canal pathway and access improvements (see above), highway improvements at The Meadows / Station Road, and Market St / The Avenue / Heathcote St, along with public realm improvements by Kings Street parade. Submission of the change requests will be submitted to MHCLG for approval prior to works commencing on the revised scopes of works.