



Newcastle-under-Lyme Local Plan Examination

Action Point 26 - Council to provide a note on the approach to the consideration of existing car parking provision in relation to the surface level car park proposed for alternative uses in the Plan.

Introduction

1. There are some car parking sites included in the Local Plan and proposed for alternative uses. The car park sites include: -
 - TC7 Ryecroft – site of a new multistorey Castle Car Park (468 spaces) opened on the 24 January 2025.
 - TC19 Hassell Street, Car Park
 - TC20 King Street Car Park
 - TC40 Blackfriars Road, Car Park
 - TC50 Land at Cherry Orchard, Car Park
 - TC52 Goose Street, Car Park
 - TC71 Midway Car Park
2. Recognizing the impact of the opening of the Castle Car Park. The Council's Asset Management Strategy (2023-2028), considered by Cabinet on the 19 September 2023¹, included a list of potential 'surplus' car parking sites. The asset strategy recognised that these sites should be considered through the Council's Local Plan Site Selection work [ED029]. It should also be noted that it is not the intention that all the car parks listed in paragraph 1 to be closed, some will be partially closed to facilitate alternative development whilst retaining existing car parking provision in the local area.
3. The Council's updated car parking strategy (2019-29) was considered by the Council's Cabinet on the 3 December 2024². The report identified several priorities for the town including priority 4, to ensure that car parks meet the future demands of car uses.

¹ <https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=4236&Ver=4> (item 7)

² <https://moderngov.newcastle-staffs.gov.uk/ieListDocuments.aspx?CId=118&MId=4249&Ver=4> (item 7)

4. The Cabinet report considered the utilisation of car parks in and around the town centre. At that time, car park counts, taken over a mix of days and times for the sites in the Town Centre identified the average space requirements and these have been used to predict the usage of car parks in the town centre. Using these assumptions, and that car park sites listed in paragraph 1 are closed / partially closed, identified in figure 1, available parking spaces in 2024 compared with the assumed position once the proposed changes to car parking provision have been made.

	Available Spaces	Average Spaces Used	Utilisation %
Current Car Park Numbers	1428	562.5	39.9%
New Car Park Numbers	854	562.5	65.87%

Figure 1: Assumed utilisation of car parking spaces in the town (2024).

5. Figure 1 highlights that despite a reduction in the number of overall car parking spaces in the town, it is assumed that the utilisation of those available new car parking spaces will increase.

Table 1: Commentary on Car Parking Sites included in the Local Plan

Site Reference	Car Park	Comments
TC7	Ryecroft	The new multistorey Castle Car Park is now open (468 spaces). Part of the remaining previous surface level car parking (now closed to parking) on the wider Ryecroft site is being utilised for alternative uses. This includes:- • 24/00840/FUL - Residential development comprising 175 dwellings (resolution to grant planning permission) • 24/00792/FUL – residential development of 53 retirement apartments (permission granted)
TC19	Hassell Street	There are currently 38 spaces. Part of the car park will remain open (assumed to be 25/26 car parking spaces remaining) with the remainder the site proposed to be redeveloped for 5 dwellings. It is intended that this site will be brought to market in the summer of 2026. The site is intended to be disposed (sold) without planning permission so that the new owner is responsible for acquiring the necessary permissions and brings the site forward for development.

TC20	King Street	Part of the car park will remain open (assumed to be 60 spaces) with part of the site proposed to be redeveloped for 10 dwellings. The public consultation for the site will start in July 2025 and the results considered by Cabinet in October 2025 and brought to market following this date with a view to sales being completed by spring 2027. The site is intended to be disposed (sold) without planning permission so that the new owner will be responsible for acquiring the necessary permissions and brings the site forward for development.
TC40	Blackfriars Road	This site is proposed to be redeveloped for 10 dwellings. The public consultation for the site will start in July 2025 and the results considered by Cabinet in October 2025 and brought to market following this date with a view to sales being completed by spring 2027. The site is intended to be disposed (sold) without planning permission so that the new owner is responsible for acquiring the necessary permissions and brings the site forward for development. Blackfriars is an underutilised car park. Under 50% of the development site is a public car park. There would be a loss of 22 car parking spaces.
TC50	Land at Cherry Orchard	The site at Cherry Orchard is proposed for 5 dwellings. It is intended that this site will be brought to market in the summer of 2026. The site is intended to be disposed (sold) without planning permission so that the new owner is responsible for acquiring the necessary permissions and brings the site forward for development. The location of the Cherry Orchard car park is close to Castle Car Park.
TC52	Goose Street Car Park	The site is proposed for 25 dwellings in the Local Plan. The site is to be let for a construction compound for an adjacent site until Autumn 2027 so that it is intended to be brought to market in Winter 2027/28. The Council will dispose of the site without planning permission. 39 car parking spaces will remain available to the public.
TC71	Midway Car Park	The Midway Car Park is no longer operational following the opening of Castle Car Park (January 2025). The Midway site car park was outdated and required significant repair works. The site has planning permission (ref 24/00678/FUL) for an alternative use of 111 dwellings.