



Statement of Common Ground between Newcastle-under-Lyme Borough Council and Richborough, represented by Knights

Regarding Site Allocation: Land South of Newcastle Golf Club, Thistleberry TB19

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

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Richborough , represented by Knights
- Staffordshire County Council

2. Introduction

- 2.1 This Statement of Common Ground (SoCG) has been prepared by Newcastle-under-Lyme Borough Council (The Council) and Richborough (The Promoter) in relation to the proposed allocation in the Local Plan, TB19. This statement is supplementary to the SOCG included in EX/NBC/04 (pgs. 176-180) and is focused upon the position regarding the Link Road connection envisaged in the Local Plan (2020-2040) between the A53 Whitmore Road and the A525 Keele Road.

3. Site Details

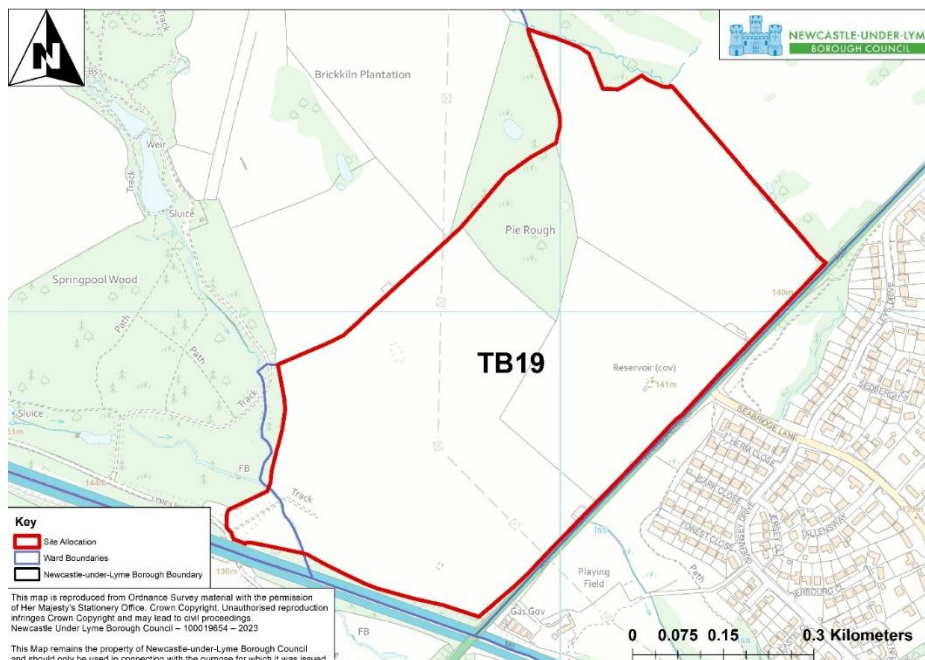


Figure 1: Site Boundary Plan for TB19

4. Policy Wording

- 4.1 Following discussion between the relevant parties including Staffordshire County Council, it is agreed that the following modifications are made to policy TB19 in relation to the Link Road: -

~~11. The provision of a link road to facilitate a connection to the A525 Keele Road, working with Keele University and enhancement of existing Public Rights of Way and Green Infrastructure~~
The provision of a safeguarded route through the site to facilitate the future provision of a transport link between the A525 and A53. An indicative route to be safeguarded is shown on the Policies Map.

And the supporting text to the Policy

~~13.240 There is potential for the delivery of a link road from the A53 Whitmore Road through the site to Keele University and connecting to site allocations in the north. The site should provide safeguarding for a potential road link with the alignment of the road to be agreed with the Council. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will also be explored.~~
A safeguarded route for a transport link through the site between the A525 and A53 is shown on the Policies Map. The precise specification and route would be determined as part of a future planning application. The transport link should be capable of accommodating a bus route.

5. Summary of approach

- 5.1 It is agreed that Richborough's housebuilding partner will construct a road between the Points A and B as shown on Figure 2. The precise route, from Point A to Point B, as shown on Figure 2 would be determined at the planning application reserved matters stage. As part of the outline planning application, consideration should be given to the vertical alignment of the route to ensure deliverability. Detailed long-sections will be required as part of the reserved matters application.
- 5.2 It is agreed that Richborough's housebuilder partner would safeguard land between points 1 and 2, as shown on Figure 2 for a connection to be made into the University Land.
- 5.3 Staffordshire County Council is pursuing an option that it, as local highway authority, will lead on the construction of the relevant length of road between sites KL13 and TB19 only.
- 5.4 An appropriate methodology will be developed to provide contributions towards the delivery of the safeguarded link between the sites. This will include contributions to the provision of the safeguarded link from sites KL15, SP11 and SP23. The level of contribution will be determined through relevant transport assessments that support future planning applications on the respective sites. TB19 is expected to construct the safeguarded link from Point A to Point B in Figure 2; but is not required to financially contribute to the construction of the route between points 1 and 2 in Figure 2.

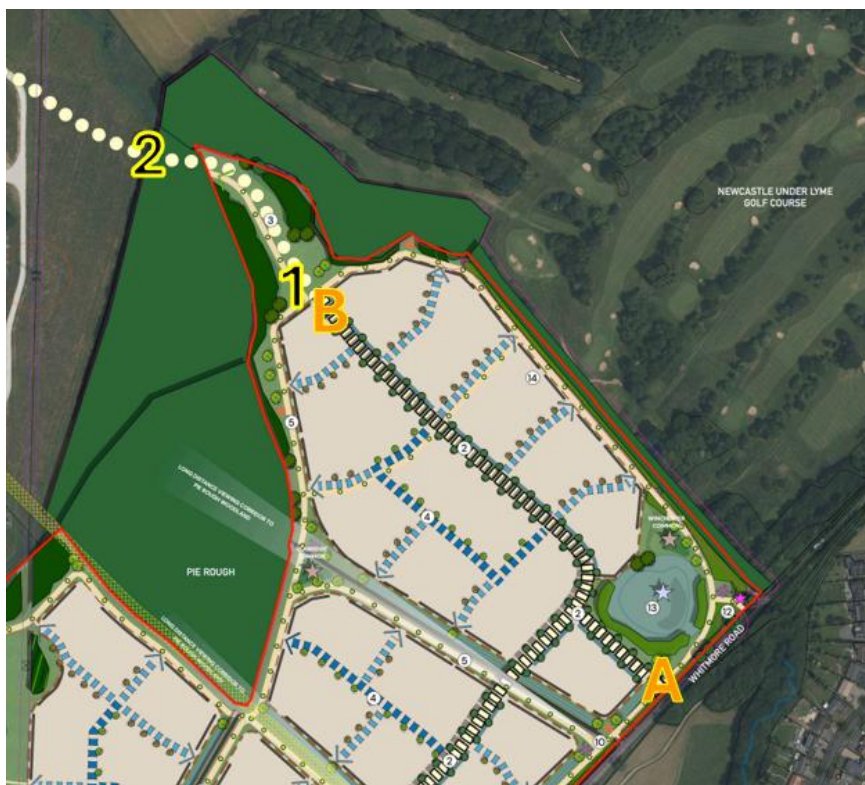


Figure 2: Indicative Route Through TB19

6. Signatures

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

Name: Allan Clarke

Position: Planning Policy Manager

Date: 07.08.2025

Signed on behalf of Richborough :

Alan Corinaldi-Knott

Name: Alan Corinaldi-Knott (Agent)

Position: Senior Associate (Knights)

Date: 06.08.2025