



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

Regarding Site Allocations: Keele Science Park Phase 3/KL13 & Land South of A525 Keele/KL15

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

1. Parties Involved

- Newcastle-under-Lyme Borough Council (NULBC)
- Keele University represented by nineteen47
- 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 Keele University (The Promoter) in relation to the proposed allocations and associated policies in the Local Plan. This statement is supplementary to the SOCG included in EX/NBC/04 (pgs. 127-131) 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

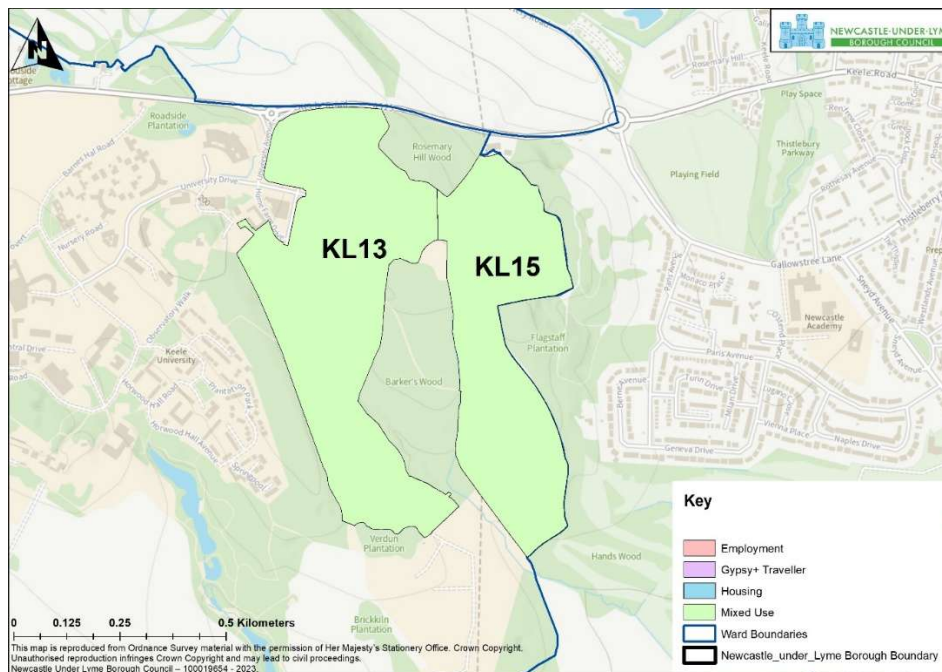


Figure 1: Site Boundary Plan for KL13 & KL15

4. Policy Wording

- 4.1 Following discussion between relevant parties including Staffordshire County Council, it is agreed that the following modifications are made to Policies KL13 and KL15, as follows: -

KL13 (Criteria 5 and paragraph 13.74)

~~5. The delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road. 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.~~

~~13.74 There is the need for a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road. The master planning for KL13 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow. 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.~~

KL15 (Criteria 5 and paragraph 13.89)

~~5. The site should deliver a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road. Contributions towards the provision of a transport link between the A525 and A53 shown as a safeguarded link on the Policies Map.~~

~~13.89 There is a need for the delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to A525 Keele Road. The master planning for KL15 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow. Developer contributions will be required towards the provision of a transport link between the A525 and A53 shown as a safeguarded link on the Policies Map. The level of contributions required will be determined through all future planning applications on the site and as determined through a transport assessment~~

5. Summary of approach

- 5.1 It is agreed that a safeguarded route, as shown on Figure 2 of this SOCG, is identified on the Policies Map for the Local Plan. The route is intended to connect to the allocated site TB19 to the south and the existing Keele University campus road and roundabout to the west of KL13. The route through KL13 northwards towards A525 is already in place and makes provision for all modes of transportation including pedestrian and cycle movements which will be subject to review against the relevant design standards.
- Staffordshire County Council is pursuing an option that it as the local highway authority, leads on the construction of the relevant road between sites KL13 and TB19 only.

- No development contributions will be sought from site KL13 given its status. An appropriate methodology will be developed to provide contributions towards the delivery of the safeguarded transport link between the sites. This will include contributions to the provision of the safeguarded link from sites KL15, SP11, SP23. Developer contributions will be determined through future planning applications related to KL15, SP11 and SP23 alongside other sites that benefit from the link road. The level of contribution will be determined through relevant transport assessments that support future planning applications on the respective sites.



Figure 2: Safeguarded Route

6. Signatures

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

Name: Allan Clarke

Position: Planning Policy Manager

Date: Allan Clarke, 07/08/2025

Signed on behalf of Keele University:

Name: Chris Garlick

Position: Director of Estates and Campus Services

Date:  05/08/2025