

12th September 2025

Allan Clarke Planning Department

Newcastle-Under-Lyme
Castle House, Barracks Road,
Newcastle-under-Lyme,
Staffordshire,
ST5 1BL

Dear Allan

Re: Keele University's Science and Innovation Park, Keele, ST5 5NL Sites KL13 / KL15

I write in response to the items raised by the Inspector in respect of the above sites and the Newcastle Under Lyme Local Plan.

In respect of the proposed development of the remaining plots on KL13 and the proposed plots on KL15 these will be developed out based on demand for the site. The plots on KL13 are limited in number that can accommodate buildings of a larger footprint that would support research, development and manufacturing and are designed for their current use of smaller buildings of circa 5,000 sqm that are for research and development.

The use of both sites will allow enquiries for larger footprint buildings to be located on KL15 whilst still developing KL13 remaining plots. This provides the flexibility of new enquiries and for the growth of existing companies on the site. We have seen great success in the growth of some tenants, some of which started with half a floor plate and are now occupying full buildings and require the next step in their operations to have all elements of their business on one site. This is not competing on a local or regional level but an international level. The availability to develop a range of units on the site from a size and quality perspective is a key element of the creation of an Innovation District, which will support the surrounding proposed housing development sites and promote the economic growth of the region.

We currently have a strong level of enquiries for land within KL15 at present, and this has increase over the past 18 months. The current enquiry schedule has land requirements ranging from 1.5 to 5 acres in most cases, with a smaller number looking at larger land takes of 6 acres upwards. Please see the table of enquiries enclosed, which provide a clear picture of the demand for the buildings and land both locally, regionally and nationally.

Given the level of interest and the progress being made on the live enquiries, development will progress on the existing KL13 site during 2026. The recent planning permission granted for the expansion of IC4 to accommodate onsite growth of an existing company shows the appetite that companies have to remain in the location and invest. The University is supporting this growth through the transactions that it can undertake on the existing site, however requirements such as this demonstrate the appetite is bigger than can be accommodated on KL13, and larger floor plates

are required to retain and attract business to the site, hence the promotion of KL15 and the anticipated delivery across both allocations over the next 10-15 years.

In relation to the Green Belt compensatory improvements, Keele owns circa 600 acres of land in Keele. This will provide achievable opportunity to undertake enhancement works onsite and in the immediate vicinity to offset the development on Green Belt land. The University has already invested in its public realm spaces across the campus, with investment including footpaths, woodland, cycle, walking and running routes, all of these can be enhanced to create strong connectivity both within the 600-acre site of Keele University with potential to improve access to the wider community and surrounding sites and developments.

The countryside setting of the site is very important and is seen as an important factor for companies looking to locate on the site. Providing these enhancements to attractive external spaces which can be further enhanced as part of the overall well-being ambition of the university and the users of its campus, is a key objective of the site masterplan.

If any additional information is required, please contact me at c.j.garlick@keele.ac.uk.

Yours faithfully,



Chris Garlick
Director of Estates and Campus Services
Keele University

Keele University Science and Innovation Park Enquiries					
Company	Current Location	Public / Private Sector	Sector	Enquiry Type	Size of Space (sq ft)
1	Local	Private	Manufacturing	Building designed for 3 acres	40,000 sqft building Plus 3 acres land
2	Local	Private	Manufacturing	Lab space	13,000-15,000 sq ft
3	Essex	Private	Biotechnology	Development	150,000 sqft building across 6 acres
4	Local	Private	Information Technology	workspace for 30-40 people	6000 sq ft
5	Local	Private	Batteries	Land	20 acre
6	Crewe	Private	Information Technology	Single floor plate	15,000 sq ft
7	London	Private	Information Technology	10,000 sqft	10,000 sq ft
8	Local	Private	Life Sciences	Development	5 acre development
9	Lancs	Private	Biotechnology	Dedicated space	8,000 sq ft
10	Newcastle Under Lyme	Private	Manufacturing	Office development	1.5 acre development
11	Local	Private	Information Technology	Dedicated space	6,000 sq ft
12	Coventry	Private	Manufacturing	Lab space	10,000 Lab space 20,000 Office space
13	Scotland	Private	Pharmaceuticals	Development	3 acres
14	Australia	Private	Manufacturing	Design and build	2.5 acres