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30th April 2025

Re Newcastle-under-Lyme Local Plan 2020 - 2040
Statement in relation to matters, issues and Questions
Matter 1a. Issue 1.5

Note: Comments made on behalf of respondent Mr Garlick who is the sole owner of a nominated site (AB75) at Land off Bignall End Road, Bignall End , ST7 8LU. This was subject to a site nomination in October 2020. The site (AB75) adjoins AB12.

This submission adds to this already made to the LPA in respect of this draft plan. The LPA will have already forwarded these to the appeal library.

Attendance

I do wish to attend the PI sessions and speak/listen in connection with Issue 1.5

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Matter 1A Compliance

Issue 1.5 In respect of site AB12. This site clearly has significant Highway constraints which cannot be addressed at detailed submission stage or within this site allocation.

An alternative safe access to the site will be needed. This can be obtained via the adjacent site (AB75) to the East. This adjacent site was nominated for development. It was supported by a highway assessment that showed safe access to it and AB12 could be formed and that access to AB12 was not suitable or safe.

There is no evidence found that the council considered such an access alternative and no contact was made by the council concerning this additional site to AB12 that could offer safe and suitable vehicular access, increased local housing provision and deliver other community gains.

The absence of any engagement by the council can only lead to the conclusion that the council does not consider it necessary to engage in order to improve its housing allocations in land use and development terms and more especially to ensure they are suitable and safe.

The adjacent nominated site (AB75) is wholly privately owned whilst site AB12 is understood to be wholly owned by the County Council...