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30th April 2025

Re Newcastle-under-Lyme Local Plan 2020 - 2040
Statement in relation to matters, issues and Questions

Note: Comments made on behalf of respondent Mr Coupe (Manybrook) who is the owner of nominated site SP12 which now lies within SP11.

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 Matter 1.

Matter 1.0 Compliance

Issue 1.4 Nominated (Reg 18) site SP12 is at Glenwood Close. It now lies within the proposed site of Lyme Park at Silverdale which also includes 4 housing sites within site SP11. Policy SP11 of the draft plan says:

'Land at Lyme Park, Silverdale is allocated for residential, and community uses within a wider Country Park setting.'

It continues:

'7. the preparation and agreement of a masterplan and design code prepared for the site which should be prepared in line with Policy SA1 (General Requirements):

- a. Achieve high quality design, through design code(s) reflecting the landscape location of the site and its topography to create a vibrant destination. Development should be landscape-led and look to retain woodland and mature tree cover within the site. The design should also consider the shade effects of trees in the layout of development,*
- b. Provide appropriate ecological buffer(s) to Bogs Wood Site of Biological Interest (Local Wildlife Site) and Jobs Wood should be provided. Impacts on the Site of Biological Interest should be minimised through the provision of open space, additional planting and restriction of access into the Local Wildlife Site. This should also consider Redheath Plantation adjoining the site.*

The policy requires the delivery of the housing, Country Park and community uses together in accordance with a masterplan as yet to be prepared but required contingent with the policy provision.

Despite site SP12 having been allocated for housing in the previous (reg 18) draft plan it is now proposed to be within allocation SP11 which includes the Country Park developed as part of it in accordance with a masterplan that is still to be prepared.

The respondent and owner of site SP12 has been supportive of SP11 as a housing site. They may still be supportive of including SP12 within the larger SP11 mixed using, park and community use allocation if the LPA and/or owner (Council) of SP11 were to engage satisfactorily with them over delivery of SP11 and inclusion of SP12.

Despite repeated requests the LPA have not engaged meaningfully with the respondent during the formulation of this current plan.

This is odd and concerning especially given that the delivery of all parts of SP11 requires the support of all land owners.

The respondent has recently reached out to the Council's estates team who are charged with delivering the Country Park to understand the implications of the allocation for them. This remains without answer at the time of this submission although an on-line meeting is scheduled for 2nd May 2025.

1.7 The previous incarnation of this plan (Reg 18) did not refer to the need for a Country Park. The present plan does not make it clear that is a key part of the spatial strategy to deliver such a park. This is especially odd given that there is another large Country Park at Apedale within very close proximity of this proposed 2nd Country Park in the area. Given that it is likely that the proposed Silverdale Country Park will require maintaining at public expense it is hoped that the inspector will seek assurance that the park is needed and this need complies with the spatial priorities. The council's web site describe Apedale Country Park as follows:

Apedale Community Country Park

Apedale Community Country Park is Staffordshire's newest country park. The centre offers family nature trails, pond dipping, guided walks, organised events and festivals, educational activities and special projects. Size: 454 acres (184 Hectares).

Location: Blackbank Road, Knutton, Newcastle, Staffordshire ST5 6AX

Facilities: Parking, baby changing, disabled access, disabled toilets, toilets, shops, picnic area, outdoor activity grounds, guided tours.

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