

NUL Local Plan Written Statements Related to SP11 & KL15 submitted to the Programme Officer

Matter 2 – Vision and Objectives, the Spatial Strategy, and the Site Selection Process

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Statements against relevant – Matters, Issues and Questions (EX/INS/03)

SP11 Statements are in addition to those I already submitted in September 2024 and support the opinion that the LP for SP11 (in particular SP11 1 & 2) is disproportionate not soundly based.

Keele Golf course developments (SP11-1 to 4)

1. 2.1 c) Is the focus on the larger urban settlements justified and soundly based?
The current plan unfairly / incorrectly concentrates on relatively few sites close to urban sites and does not attempt to proportionally spread the burden across the district. SP11 plans call for circa 1000 new dwellings which is a disproportionate increase to the very small villages of Silverdale & Keele
2. 2.1 d, e & f) ".....Would it provide sufficient development within rural areas and other settlements?" There are numberouse rural communities that are so small they struggle to be viable & justify simple infrastructure / facilities Sympathetic proportional development would help mitigate this issue.
3. 2.2) "..... Does this accurately reflect the pattern of settlements across the district?....."
The current plan concentrates on relatively few sites and does not attempt to proportionally spread the burden across the district. SP11 plans call for circa 1000 new dwellings which is a disproportionate increase to the very small villages of Silverdale & Keele. 1000 represents almost 25% of the total planned housing addition (4,512). In one small area, really !!!!!!!!!!!!!!!

SP11 Final Word -

I would implore NUL council to rethink the strategy for SP11 (in particular SP11 1 & 2) and either remove it from plans or scale it back significantly letting as much of this land as possible be made accessible to be used as an open space / parkland.

KL15 Statements are in addition to those I already submitted in September 2024 and support the opinion that the LP for KL15 (in particular SP11 1 & 2) is disproportionate not soundly based.

KL15 Land South of A525 Keele - Keele University

1. 2.1 Is the approach to development at Keele soundly based? Development of KL15 cannot be justified while space exists in other parts of the university & KL13. Keele University is in a luxurious position compared to most universities in that it sits in a large area and to date the University has not had to think about making efficient use of its space. For instance there are numerous spatially inefficient housing developments that appear to be derelict and should be demolished and new more efficient accommodation built. There are also other derelict areas of Keele site left in brownfield state more many-many years (Horwood old carpark). Other Areas of Keele Site should be redeveloped first before attacking any green belt. Reference Existing planning application 18/00698/CN07)

KL15 Final Word -

I would implore NUL council to rethink the strategy for KL15 and remove it from plans. Whilst I accept the development of KL13 I really don't think the detrimental effect on the countryside and on our open spaces that are currently enjoyed by many of the local population can be justified.

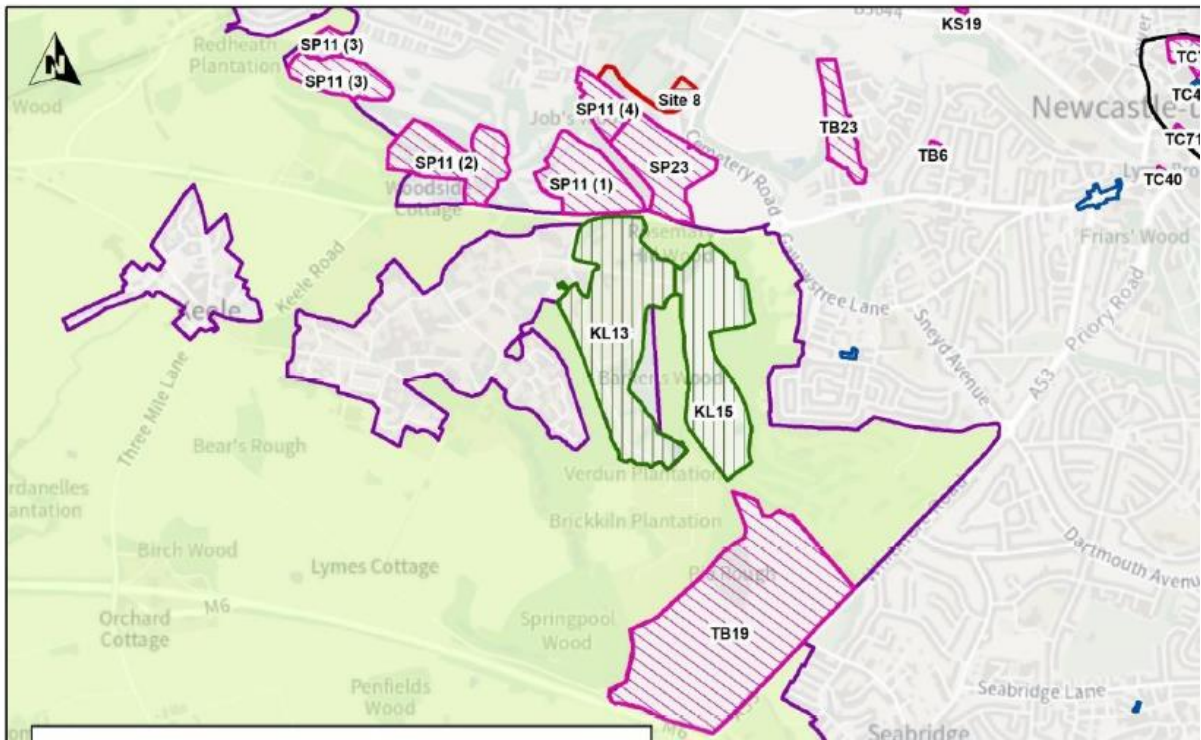
A holistic view should be taken of the proposed developments SP11, SP23, KL13, K15 and TB19 all within a relatively small area which together represent a disproportionately large impact potentially over 2000 additional dwellings.



Google image of SP11 & KL15



Picture of Keel Golf Course (SP11) in the distance



SP11 & KL15 planned allocation