

Silverdale Parish Council Response to the Local Plan Examination, for Newcastle under Lyme 3 April: Inspector Ann Jordan BA (Hons) MRTPI

Matter 2 The Process of Site Allocations

SPC noted several changes to the naming of sites and re-constitution of different portions of land in Silverdale over 2017-24 through reviews by consultants and the sequence of consultation exercises. In 2024 SP12 has been assimilated into SP11 and SP14 has been changed in dimension and redesignated. See **Figure 1**.

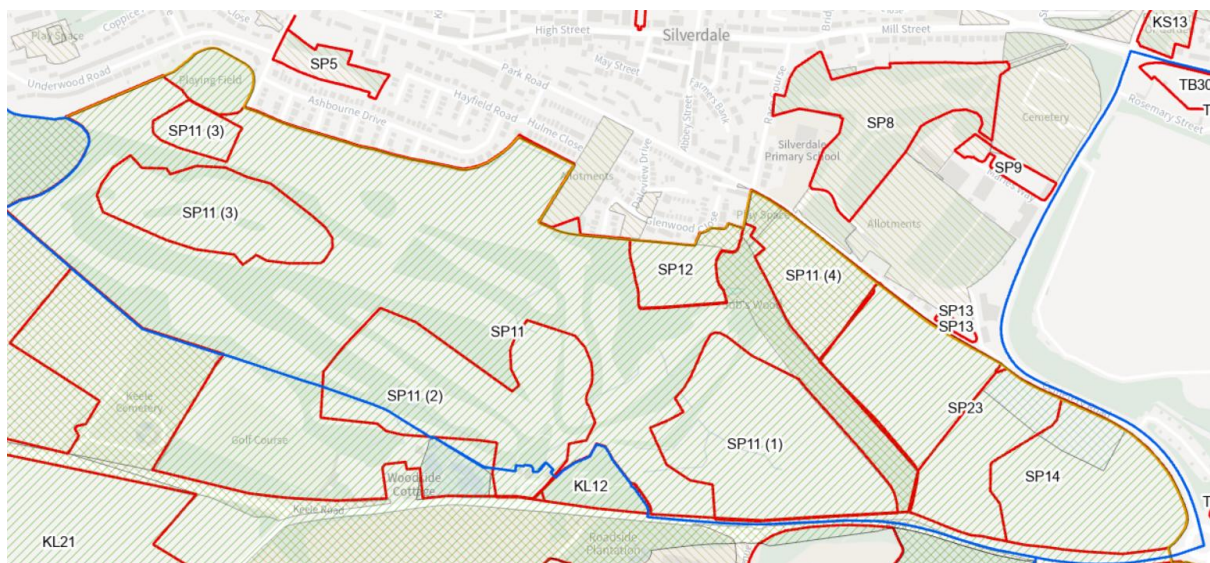


Figure 1: Silverdale/Keele Parish Boundary Sites in the Green Belt: Interactive Map

Site SP12 ('Cope's Field')

Prior to 2024, SP12 was a separate development site from SP11. It is not clear how the site has become assimilated within SP11 or whether it was assessed individually. It was in private ownership and never formed part of the former Keele Golf Course. The most recent land use has been as part sheep pasture and part woodland.

Staffordshire Wildlife Trust Ecological record shows SP12 to be woodland of medium distinctiveness but the land connects Jobs Wood and another unnamed woodland classified as Potentially Locally Irreplaceable (**Figure 4**).

Site SP14 ('Cow Field')

The site was excluded from housing allocations and retained as open space. Such a designation seems to detract from the need to adjust boundaries of the green belt. Site SP11 has been amended for example from previous iterations to include 'SP12' (also known as 'Cope's Field' covering 2 Hectares with a site capacity of 70 dwellings).

Therefore, SPC seeks clarity over how the Green Belt assessment applies to the final site area including SP12 or the previous version excluding SP12 as advocated in the final Local Plan.

Reference

Newcastle under Lyme Council (2024) Local Plan Newcastle under Lyme Interactive Map (2024 Strategic Housing and Employment Availability Assessment)
<https://nulbc.maps.arcgis.com/apps/webappviewer/index.html?id=91890bdc21c04461bfe0370c8c37c0cb>

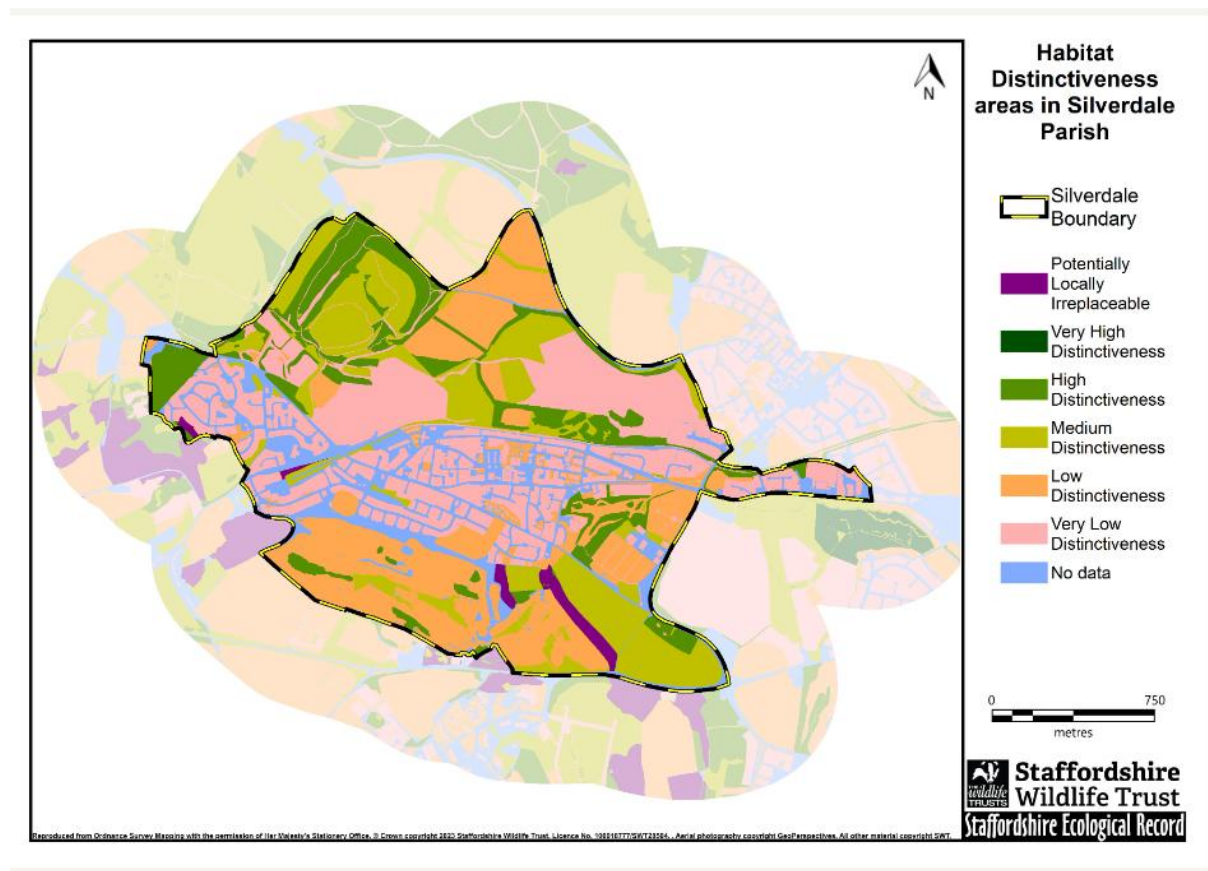


Figure 4: Silverdale Parish Habitat Distinctiveness: Staffordshire Wildlife Trust 2023