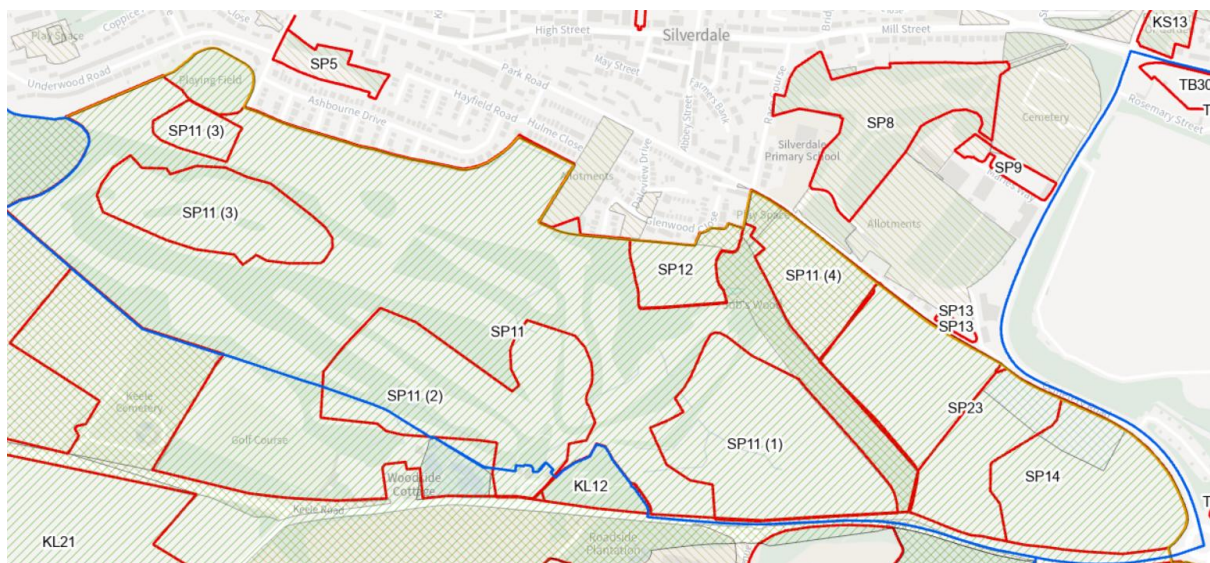


# Silverdale Parish Council Response to the Local Plan Examination, for Newcastle under Lyme 3 April: Inspector Ann Jordan BA (Hons) MRTPI

## Matter 3 Green Belt Review

Has the Green Belt Assessment adequately assessed the suitability of individual sites and their contribution towards the purposes of including land in the Green Belt? Are there any omissions in the policy (3.5)?



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

SPC takes the view that the assessment of sites in Silverdale to release land for development and necessary for a sound basis has not been met. Changes to the timing of green belt assessment occurred in previous versions of the Local Plan.

The weakness of the borough's case relates to how different parcels of land on the Keele/Silverdale section of the North Staffordshire Green Belt have been assessed over 2017-2024. See **Figures 1 and 2**.

**Is the Council's decision to not include safeguarded land soundly based (3.8)?**

Safeguarded land removed to meet long-term development needs, but not currently allocated for development creates a buffer zone between urban areas and the Green Belt.

SPC seeks clarity of how different designations amounts to the prevention of future development, given the scale of the current proposed release of land.

## SP14 ('Cow Field')

The site is proposed to be removed from the Green Belt and left as Protected Open Space. Such a designation adds to issues covered below that indicate land designated a country park and open space amounts to more acreage than development land.

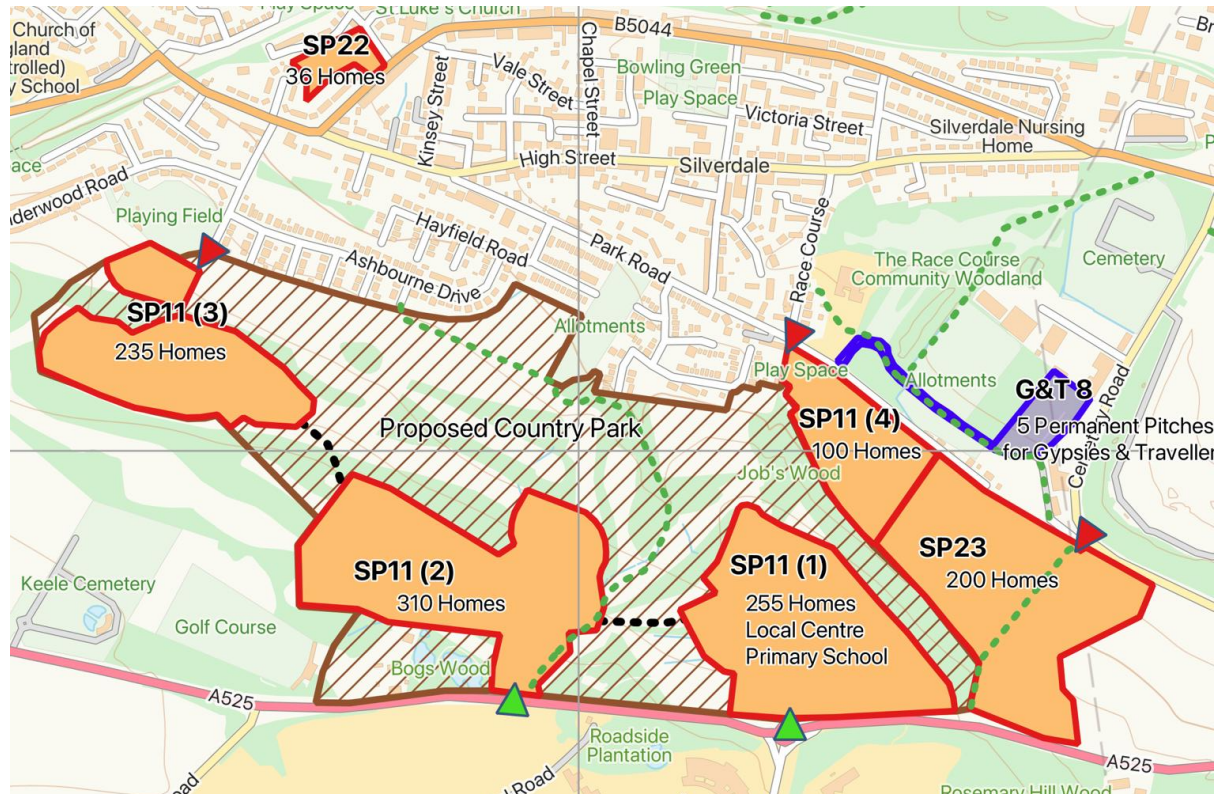


Figure 2 Location SP11 Sites 1-4 and SP23 and Access: Source Silverdale PC

## References

BDP Consultant's report (2024) Lyme Park: The Former Keele Golf Course  
(Uploaded on 27 August during 2024 Local Plan Consultation)

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>

Newcastle under Lyme Council (2024) Local Plan pages 134-140 and 211 for Silverdale PC's Green Belt Interactive map.

<https://www.newcastle-staffs.gov.uk/downloads/file/2447/final-draft-local-plan>