

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

**Matter 4 – The Housing Requirement**

**Tom Jervis**    **26/04/2025**

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. 4.1 "Is the housing requirement of 8,000 homes during the 2020-2040 period (policy PSD1) a figure of 400 dwellings per annum (dpa)" The figure of 8000 does seem to be a worst case, The plan should detail the calculation and assumptions that it is based on. I have not seen evidence in the plan in form of fact, assumptions & estimations the Employment will rise proportionally.

4.4 Does the figure take account of potential expansion at Keele University  
Keele University is not expanding, in fact there have been recent significant redundancies at the University, this contrary to what is mooted by the NUL Council. Factual evidence of past and current student population should be obtained from the university. Projection of increasing numbers should be analysed and challenged.

**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.

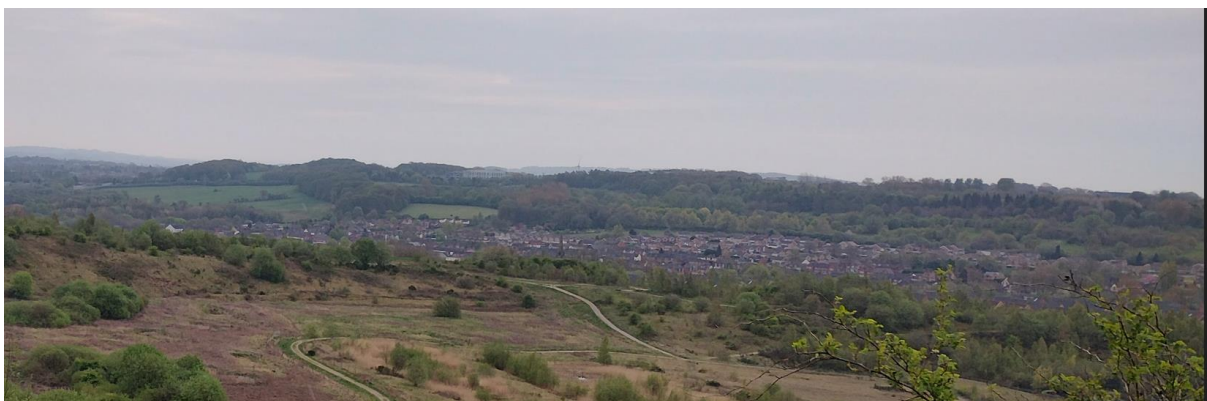
**KL15 Final Word -**

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.

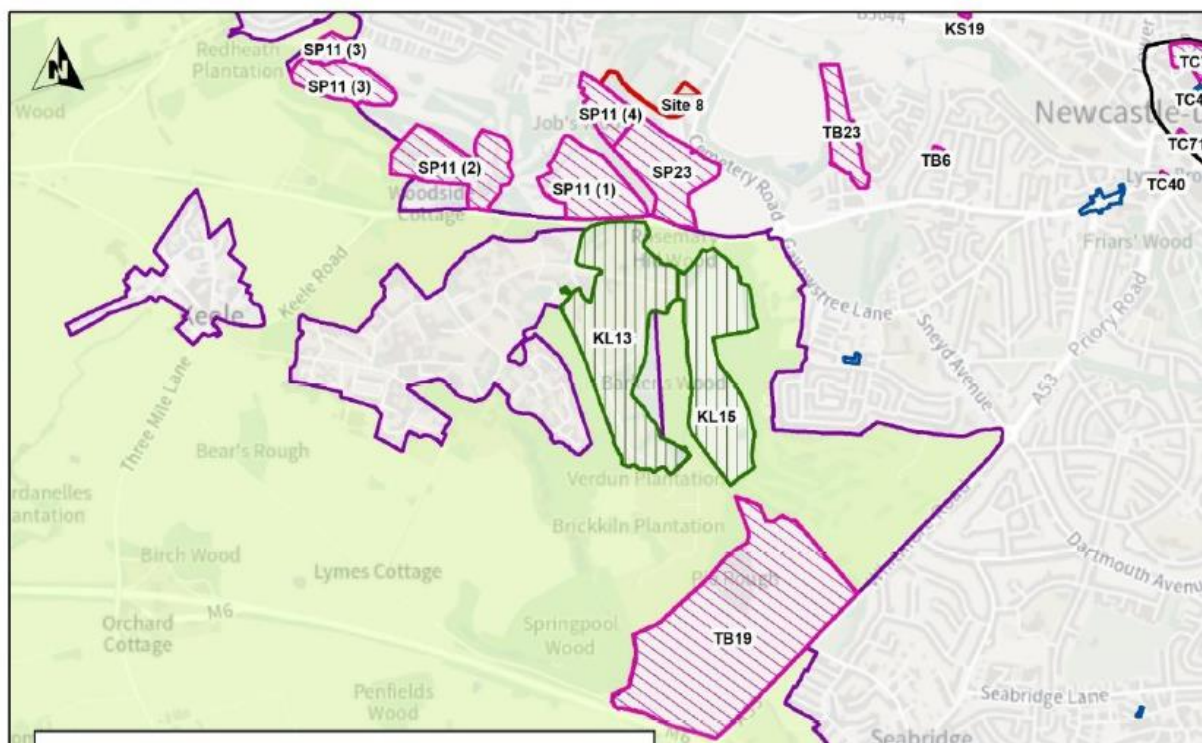
A holistic view should be taken of the proposed developments SP11, SP23, KL13, K15 and TB19 all within a relatively small area which together represent a disproportionately large impact potentially over 2000 additional dwellings.



Google image of SP11 & KL15



Picture of Keel Golf Course (SP11) in the distance



SP11 & KL15 planned allocation