



Newcastle-under-Lyme Local Plan Examination

Response to Inspectors Post Examination Hearing Views – Site SP11 ‘Lyme Park’

1. The Inspector in her post examination hearing advice [EX/INS/06, 30 and 31] has noted that the Country Park proposed on site SP11 is to be kept permanently open. The Council is in agreement that the Country Park element of SP11 Lyme Park should be retained in the Green Belt. This will be reflected on the Policies Map.
2. In respect of SP12 ‘site off Glenwood Close, Silverdale’, the Council has provided document (EX/NBC/36 (AP22)) which confirms that site SP12 is proposed to be removed from the boundary of the Country Park as a modification to the Plan. Site SP12 ‘site off Glenwood Close, Silverdale’ will be retained in the Green Belt as it is not proposed to be an allocation in the Local Plan. This will be reflected on the Policies Map. This is reflected in figure 1 (below): -

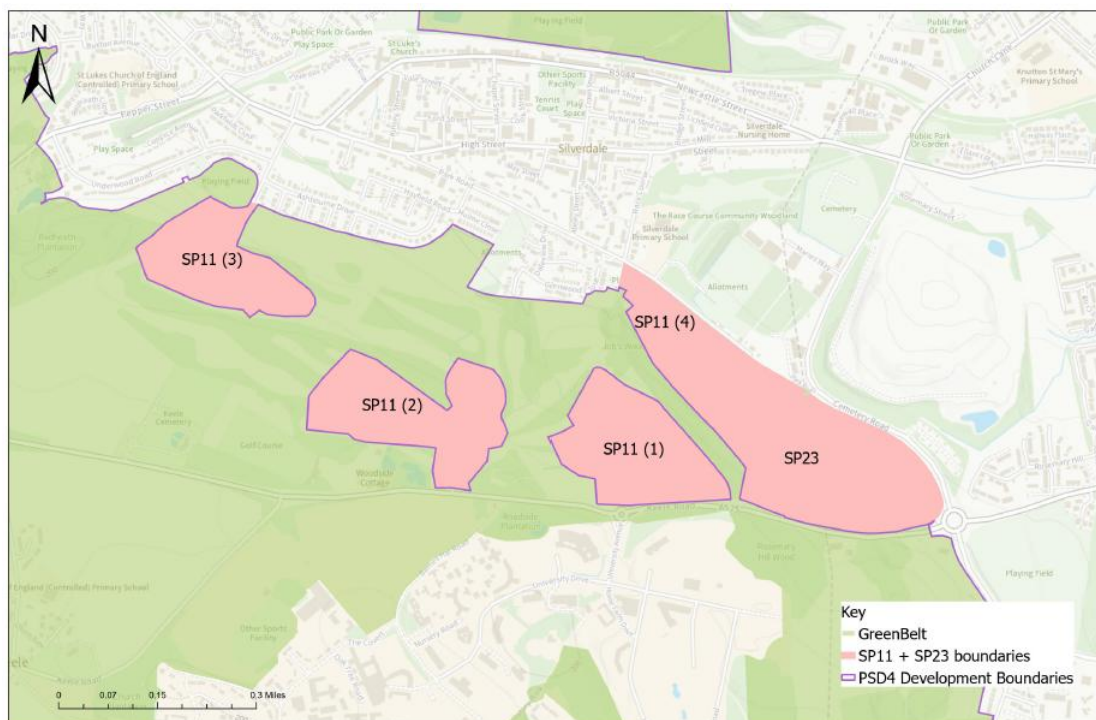


Figure 1: Green Belt and Development Boundaries for Site SP11

3. The Council's response to action point 22 [EX/NBC/36] sets out the position on phasing of Site SP11 in paragraphs 4 – 7. The Country Park is to be enhanced alongside the development of the site allocations in SP11, noting that the area is already in good condition and it is considered will adapt into a Country Park relatively easily [EX/NBC/36, paragraphs 8-10].
4. Site parcels SP11(2) Keele Woods and SP11 (3) Ashbourne Drive are anticipated to be brought to the market upon adoption of the Local Plan in 2026, but no earlier than summer 2026.
5. Site parcel SP11(1) Keele Square is anticipated to be brought to the market in 2029
6. Site parcel SP11(4) Park Road is anticipated to be brought to the market in 2031. This is consistent with paragraph 34 of the Inspector's post examination hearing views requesting that the site is pushed back for delivery beyond 2030/31 due to the proximity of the site to Walleys Quarry (EX/INS/06).
7. Examination document (EX/NBC/36 (AP22) sets out the overall approach to the delivery of the Country Park.