

Mr P Rowley  
Planning Department  
Newcastle Borough Council  
BY EMAIL



Lyngarth  
Barthomley Road  
Audley  
Staffs  
ST7 8HU  
07901 692414

8<sup>th</sup> April 2014

Dear Mr Rowley

**13/00970/OUT Residential development ... on land north of Pepper Street, Keele**

Keele Parish Council wishes to make further comment in response to new information from the applicants posted as late as 28 March and 3 April. It is very difficult for residents and their representatives to evaluate and comment on an application when new material is continually being added.

1. Keele PC remains committed to maintain the integrity of the Green Belt and believes if this application is allowed it will have implications not only for the parish of Keele but for other Green Belt areas across the Borough.
2. Mr Copestake's email of the 28 March states: "The costs are as presented within the planning application submission. There is no other way of funding such remediation work." In other words the applicants are still maintaining that they can not and will not make any S106 contributions, currently estimated at £750,000.
3. In the same email the applicants state "The developer will also provide a bond to secure the site remediation". Note it is not the applicants but an unnamed developer who would put up the bond, and no information is given as to the size and terms of the bond.
4. Significantly, the email makes no reference to two of the three VSCs claimed in the original application namely of a "gift" of public open space on the contaminated marl pit site and "unmet housing need". We re-iterate our case in our second submission dated 17 March 2014 for rejecting those two VSCs.
5. Two new reports from JMC Engineering Ltd and WYG Engineering (formerly White Young and Green) on the tip fire were published on 28 March. JMC claims that "the fire in Hollywood Lane can be extinguished at no cost to the public purse" yet conveniently fails to mention the unpaid S106 contributions. Both reports conclude that leaving the fire to burn out is a viable option. Thus, JMC writes "the fire in Hollywood Lane Tip can be allowed to burn out naturally provided that safety, health and environmental risks are understood and accepted and that adequate resources are made available for management of risk." WYG adds that if excavating out and quenching the fire is the chosen option then "this solution would also require the felling of adjacent woodland due to the likely greatly exacerbated magnitude of the fire during excavation." In other words part of Haying Wood, an Ancient Woodland, would be lost.

To put out the fire would be a short term gain but a long term cost, with a permanent unsustainable housing development in the Green Belt, potentially harmful to residents not only in Keele but also Silverdale. (See Councillor Rout's submission.) We urge the Planning Committee to reject this application.

Yours sincerely

A handwritten signature in black ink, appearing to read "C Withington", written over a faint circular stamp.

Mrs C Withington  
Parish Clerk