

Keele Parish Council Bulletin – November 2025

This month's bulletin includes:

- **Borough Plan consultation**
- **Neighbourhood Plan,**
- **Planning applications**
- **Parish Council work around the Parish**

Your participation in consultations and in letting us know about problems around the Parish helps us to help you.

Chair's Remarks

We welcomed Professor Kevin Shakesheff, Keele University's new Vice Chancellor to our November meeting, and reaffirmed the importance of strong village–university links. Keele Parish Council will not be meeting in December; our next meeting is on January 12th in Keele Village Hall at 19:00.

Progress with Borough Plan

The Borough Plan will shape development for the coming years, but the existing plan is outdated and carries little weight. As a result, developers can secure permission for greenfield and Green Belt sites by arguing that the Borough is not meeting housing targets.

The updated Borough Plan went to inspection in the summer, and the Inspector requested various modifications. These changes are now open for consultation until **17 December**—your final opportunity to comment. **You should do so in writing and submit via the consultation portal, email or by post. Further details are available here:**

<https://www.newcastle-staffs.gov.uk/planning-policy/local-plan>

Until the new plan is adopted, the Borough remains vulnerable to speculative development. Even once approved, rising Government housing targets mean a further new plan will be required within the next few years.

Local Government Reorganisation

Local Government reform adds further uncertainty. The Government intends all areas to move to single-tier “unitary” authorities by spring 2028, when elections for the new bodies will be held.

This means Newcastle Borough may no longer exist before a new Borough Plan can be completed. The structure of any replacement authority is still unknown, but one option is a North Staffordshire unitary combining Newcastle, Stoke, and Staffordshire Moorlands.

Neighbourhood Plan

Keele Parish Council is in the process of completing its own local plan. The Neighbourhood Plan will offer some additional protection against inappropriate development and is approaching completion.

To get the plan through to completion it will need to undergo two public consultations. The first is the pre-submission consultation, where the draft plan is made public for you to have your say. The plan is then modified and undergoes independent examination. If the plan passes examination, then the modified version will be made available for another round of public consultation and modification. Finally, the plan will be subject to a referendum involving all those registered to vote in the parish.

We intend launching the pre-submission consultation early in 2026. We will make the draft version of the plan available on our website in the next month and let you know by email once it is available.

The plan is important because it will protect the parish from speculative green belt development which would risk utterly changing the character of the parish. Please do look over the draft once it is available and take part in the consultation when it is launched.

Facebook

We are putting together a series of posts for the coming month. This month we have posted Borough Plan information, Smart Alerts, advice about Halloween and information on Remembrance Sunday. If you use Facebook, please follow our page for updates and do make your own posts and comments (link below).

[Keele Parish Council](#)

St John's Church

Parish representatives attended the All Souls and Remembrance services; the latter saw record attendance. St John's Church Christmas Market will take place on Saturday 22 November, 2–5pm, at the Village Hall. Keele Christmas cards designed by a St John's pupil will be available (£10 per pack of 10 or £1 each).



You can place an order by email by contacting stjohnsnews.co.uk@gmail.com

Planning Matters

Two new applications for Permission in Principle:

- 32 Highway Lane – 1–2 dwellings. No objection due to scale and previous infill, but we challenged the ‘grey belt’ arguments.
- Land off Three Mile Lane – 6–9 dwellings. We strongly objected due to flawed arguments and harm to the Conservation Area.

Permitted

Pepper Street (6–9 dwellings) was recently approved despite our objections. Until both Borough and Neighbourhood Plans are in place, small Green Belt applications may continue being granted.

Other

We continue working with Boggs Cottages residents to clarify the appeal-related occupancy permission.

Parish Council Work Around the Parish

At this time of year footpaths can be slippery because of leaf fall, please take care. Fortunately, the Borough have just swept roads and footways so conditions are currently better.

- Pepper Street footpath has been sided; Station Road–Quarry Bank path clearance is scheduled.
- Steps and gate across the A525, vegetation clearance approved and pending.
- Tree overhanging Quarry Bank Road footway: reported; Highways currently taking no action; Cllr Tagg is pursuing.
- University roundabout shrubs obstructing sightlines reported to County.
- Hedge by old cricket pitch still blocking footway. Solutions are being investigated.
- Hedge on Pump Bank now cut.
- Property on The Hawthorns: footway obstructed by protected trees; we are working with occupiers to resolve.
- Two bus stops cleaned; one will be done in the next month.
- Fly-tipping on Quarry Bank Road persists—please report incidents.
- Community Orchard pruning and tidying planned with volunteers.
- Blocked grid at lamp-post 34 reported.
- Village yew tree improving; specialist manure will be applied shortly.

- Awaiting updates from Seddon on Hawthorns management company
- No response still from County Highways on Pepper Street pull-in; Cllr Tagg has contacted the CEO of Staffordshire.

Thank you for your continued support in keeping Keele well cared for and welcoming.

Keele Parish Council

[Useful Contacts | Keele Parish Online](#)