



## **Appendix 6**

**Site Assessment Proformas**

**Suitable Employment Sites**

## Site Details

Site address: **Chatterley Valley, Lowlands Road, Bradwell**Deliverable site SHELAA number: **BW1**Developable site Ward: **Bradwell**Gross Site Area (Ha): **6.5**Estimated Potential Capacity: **260**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **260**Land Owne **NuLBC**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **5.2**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area. The site forms part of Ravendale Industrial Estate. The Borough Council has provided JCB the option of expanding the existing neighbouring premises onto this site. The site had planning approval for employment use (Ref. 07/00995/EXTN) but has now expired. Neighbouring SHELAA site reference BW19 to the south currently has planning approval for employment use. The Economic Needs Assessment grades the site as 'good', and suggests the site to be retained for employment use. Development high risk areas and mineshafts on site. Bus services do not appear to operate along Peacock Hay Road. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **Unsuitable area**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **None Agricultural**

Landscape Characte

**None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **>1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **>1600m**Primary School: **>1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **>1600m**Train Station: **>1600m**

## Site Details

Site address: **Chatterley Valley, Chatterley Sidings**Deliverable site SHELAA number: **BW19**Developable site Ward: **Bradwell**Gross Site Area (Ha): **43.32**Estimated Potential Capacity: **1325**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **1325**Land Own: **Private**Developable Area Applied: **80**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **26.49**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area. The site has outline planning approval (Ref. 18/00736/OUT) for employment development - B1(b), B1(c), B2 and B8 (previous Use Class Order). Site status not started as of 31/03/2022. Ravendale Industrial Estate adjoins the northern boundary. The Economic Needs Assessment grades the site as 'good'. A Site of Biological Importance (Bradwell Pit) is identified on site to the south-east (approx. 10.21ha). Developable area calculation takes this into account. Development high risk areas on site. Site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **Unsuitable area**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **None Agricultural**Landscape Characte **None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **>1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **>1600m**Primary School: **<1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<1600m**Train Station: **>1600m**

## Site Details

Site address: **Chatterley Valley, Ravensdale**Deliverable site SHELAA number: **BW5**Developable site Ward: **Bradwell**Gross Site Area (Ha): **2.63**Estimated Potential Capacity: **105**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **105**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Vacant land**Developable Area (Ha): **2.1**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and has planning approval for a distribution warehouse with offices (Ref. 20/01047/FUL). Site status not started as of 31/03/2022. The Economic Needs Assessment grades the site as 'average', and suggests the site to be retained for employment use. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**Low Zero Carbon Opportunitie **Unsuitable area**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **None Agricultural**Landscape Characte **None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **>1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **>1600m**Primary School: **<1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<800m**Train Station: **>1600m**

## Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owne Developable Area Applied: Delivery Period Site use: Developable Area (Ha): Call for Site: 

## Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: 

The site is located within the Newcastle urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Parkhouse Industrial Estate (West) adjoins the eastern boundary of the site. The Economic Needs Assessment grades the site 'poor', but recognises the site falls within an established location for employment. Furthermore, the assessment also considers the site appropriate for housing development. The land owner has confirmed the site is promoted for employment development only. As a result, the site is taken out of the deliverable and developable supply for housing. Site was used as a former marl pit. Development high risk area on site. Areas of mature trees are excluded from the developable area calculation. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie 

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification Landscape Characte 

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

## Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period Site use: Developable Area (Ha): Call for Site:  

## Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: 

The site is located within the Newcastle urban area, and adjoins Rowhurst Close Industrial Estate. Developable area calculation takes into account the remaining land available for development. Land owner for part of this is currently unknown. The site is surrounded by employment development which makes it unsuitable for housing development. The Economic Needs Assessment grades the site as 'average', and suggests the site to be retained for employment uses. Development high risk areas, mineshafts and former landfills on site. The site has some access to services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities 

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site Agricultural Land Classification Landscape Character 

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Convenience Store Supermarket: Bus Stop: Train Station:

## Site Details

Site address: **Greyhound & Speedway Stadium,  
Loomer Road, Chesterton** Deliverable site   
SHELAA number: **HD15** Developable site

Ward: **Holditch & Chesterton** Gross Site Area (Ha): **6.03** Estimated Potential Capacity: **240**  
Greenfield or brownfield **Brownfield** Density applied (dph): **50** Site Gross Capacity: **240**  
Land Owner **Private** Developable Area Applied: **80%** Delivery Period **0 - 5: 0**  
Site use: **Speedway stadium** Developable Area (Ha): **4.8** Call for Site:  **6 - 10: 0**  
**11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Suitable**  
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site is located within the Newcastle urban area, and has planning approval for the erection of business / industrial development of B1c, B2 and/or B8 uses (Ref. 20/00123/OUT). A decision for reserve matters application (Ref. 21/01131/REM) is currently pending. Site status not started as of 31/03/2022. The Economic Needs Assessment grades the site as 'good', and supports the use of the site for employment. Lymedale Business Park adjoins the north and eastern boundary. The site has poor access to a range of services and facilities. Development high risk area on site.

## Planning and Sustainability

Green Belt  Green Belt Assessment:   
Playing Pitch Strategy:  Open Space Strategy:   
Economic Needs Assessment: **Good** Low Zero Carbon Opportunitie **Less constrained**

## Natural Environment

Local Nature Reserve  Special Protection Area  Special Area of Conservatio   
SSSI:  Ramsar site  Biodiversity Alert Site  Site of Biological Importance  Ancient Woodland   
Regional Important Geological Site  Tree Preservation Orde  Heavily Woode  Carbon Capture Site   
Agricultural Land Classification **Grade 4** Landscape Characte **None - urban area**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument   
Conservation Are  Registered Park/Garden

## Physical Environment

Surface Water Flood Risk: **1 in 30 years** Flood Zone  Flood Zone   
Do surrounding uses raise amenity concerns  Could development have adverse environmental impact   
Air Quality Management Area  Coal Authority High Risk Area  Mineral Safeguard Area **Partially on site**  
Mineshafts:  Adverse topography

## Accessibility

Constrained Access:  Public Right of Way  Rural site outside development boundary   
GP Health Centre: **<1600m** Hospital: **>1600m** Open Space: **<400m** Post Office: **>1600m**  
Primary School: **<1600m** Secondary School: **<1600m** College: **>1600m** Town Centre: **>1600m**  
Covenience Store **>1600m** Supermarket: **<1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Keele Science Park Phase 3, University of Keele**Deliverable site SHELAA number: **KL13**Developable site Ward: **Keele**Gross Site Area (Ha): **26.13**Estimated Potential Capacity: **224**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **224**Land Own: **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Vacant land**Developable Area (Ha): **11.21**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT & 20/00162/REM). Site promotor has indicated approximatley 15% of the site could be developed for residential purposes, but is yet to specify an exact number. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good', and acknowledges it as a high quality employment site. The site is part of a masterplanning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosmary Hill Wood) partially adjoin the eastern boundary. Site of Biological Importance (Springpool Wood) partially adjoins the western boundary. Keele Hall Registered Park and Garden also adjoins the western boundary. The site has limited access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **Less constrained**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Grade 3**Landscape Characte **Keele Ancient Redland Farmland**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Within 250m**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<1600m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<800m**Train Station: **>1600m**



## Site Details

Site address: **Land Area 6 at Marley Eternit Tiles, Madeley Heath** Deliverable site   
SHELAA number: **MD11** Developable site   
Ward: **Madeley & Betley** Gross Site Area (Ha): **2.93** Estimated Potential Capacity: **70**  
Greenfield or brownfield: **Brownfield** Density applied (dph): **30** Site Gross Capacity: **70**  
Land Owner: **Private** Developable Area Applied: **80%** Delivery Period: **0 - 5: 0**  
Site use: **Industrial yard** Developable Area (Ha): **2.34** Call for Site:  **6 - 10: 0**  
**11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Potentially suitable**  
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site is disconnected from the development boundary of Madeley Heath settlement, and promoted for housing, employment and commercial development. The Economic Needs Assessment grades the site as 'poor', and considers the site appropriate for employment development. A Site of Biological Importance adjoins part of the northern boundary. Access via Honeywall Lane is narrow and has no footpaths or street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt  Green Belt Assessment:   
Playing Pitch Strategy:  Open Space Strategy:   
Economic Needs Assessment: **Poor** Low Zero Carbon Opportunities: **Unsuitable area / more constrained**

## Natural Environment

Local Nature Reserve  Special Protection Area  Special Area of Conservation   
SSSI:  Ramsar site  Biodiversity Alert Site  Site of Biological Importance  Ancient Woodland   
Regional Important Geological Site  Tree Preservation Order  Heavily Wooded  Carbon Capture Site   
Agricultural Land Classification: **Grade 3** Landscape Character: **Madeley Ancient Redland Farmlands**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument   
Conservation Area  Registered Park/Garden

## Physical Environment

Surface Water Flood Risk: **1 in 30 years** Flood Zone  Flood Zone   
Do surrounding uses raise amenity concerns  Could development have adverse environmental impact   
Air Quality Management Area  Coal Authority High Risk Area  Mineral Safeguard Area: **On site**  
Mineshafts:  Adverse topography

## Accessibility

Constrained Access:  Public Right of Way  Rural site outside development boundary   
GP Health Centre: **>1600m** Hospital: **>1600m** Open Space: **<400m** Post Office: **>1600m**  
Primary School: **<1600m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**  
Convenience Store: **>1600m** Supermarket: **>1600m** Bus Stop: **<800m** Train Station: **>1600m**

## Site Details

Site address:  Deliverable site SHELAA number:  Developable site 

Ward:  Gross Site Area (Ha):  Estimated Potential Capacity:   
Greenfield or brownfield  Density applied (dph):  Site Gross Capacity:   
Land Owne  Developable Area Applied:  Delivery Period   
Site use:  Developable Area (Ha):  Call for Site:

## Summary Comments

Housing Suitability:  Employment Suitability: Availability:  Achievability:  Viability: 

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for multiple uses including housing, employment, retail, health, and food & drink. The site adjoins an existing shopping / craft village along with a wedding venue (Hotel & Inn). The site could provide an extension to the existing commercial uses. Employment suitability assessment reflects this. Housing development on site would not be complaint with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site is in very close proximity to Maer Conservation Area. The site appears landlocked, but the site promoter has confirmed access can be achieved within the existing premises. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt  Green Belt Assessment: Playing Pitch Strategy:  Open Space Strategy: Economic Needs Assessment:  Low Zero Carbon Opportunitie 

## Natural Environment

Local Nature Reserve  Special Protection Area  Special Area of Conservatio SSSI:  Ramsar site  Biodiversity Alert Site  Site of Biological Importance  Ancient Woodland Regional Important Geological Site  Tree Preservation Orde  Heavily Woode  Carbon Capture Site Agricultural Land Classification  Landscape Characte 

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument Conservation Are  Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk:  Flood Zone  Flood Zone Do surrounding uses raise amenity concerns  Could development have adverse environmental impact Air Quality Management Area  Coal Authority High Risk Area  Mineral Safeguard Area Mineshafts:  Adverse topography 

## Accessibility

Constrained Access:  Public Right of Way  Rural site outside development boundary GP Health Centre:  Hospital:  Open Space:  Post Office: Primary School:  Secondary School:  College:  Town Centre: Covenience Store  Supermarket:  Bus Stop:  Train Station:

## Site Details

Site address: **Silverdale Business Park, Cemetery Road**Deliverable site SHELAA number: **SP9**Developable site Ward: **Silverdale**Gross Site Area (Ha): **0.63**Estimated Potential Capacity: **19**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **19**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Employment**Developable Area (Ha): **0.37**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Unachievable**Viability: **Unviable**

The site is located within the Newcastle urban area, and is in active use for employment and ancillary uses (car park). The Economic Needs Assessment grades the site as 'good', and suggests the site to be retained for local employment and business. The site has planning approval for a two story / commercial building (Ref. 18/00008/FUL). Site status not started as of 31/03/2022. This leaves little or no scope for further development. Part of the site to the north-west (0.2ha) is identified as Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Developable area calculation excludes the open space. Neighbouring landfill site (Whalleys Quarry) to the east could raise amenity concerns. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Natural and Semi-Natural Greenspace**Economic Needs Assessment: **Good**Low Zero Carbon Opportunities **Unsuitable area**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site Agricultural Land Classification **Urban**Landscape Character **None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **1 in 100 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Convenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **>1600m**Economic Needs Assessment

## Site Details

Site address:

Marsh Parade, Newcastle (former Zanzibar night club)

Deliverable site 

SHELAA number:

TC22

Developable site 

Ward: Town

Gross Site Area (Ha):

0.35

Estimated Potential Capacity:

69

Greenfield or brownfield

Brownfield

Density applied (dph):

50

Site Gross Capacity:

69

Land Owner

Aspire Housing

Developable Area Applied:

95%

Delivery Period

0 - 5:

0

Site use: Former nightclub / car park

Developable Area (Ha):

0.33

Call for Site: 

6 - 10:

69

11 - 15:

0

## Summary Comments

Housing Suitability: Suitable

Employment Suitability: Suitable

Availability: Available

Achievability: Achievable

Viability: Viable

The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site promotor proposes 69 apartments. Estimated potential capacity reflects this. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average', and recognises the site's potential for mixed use development. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities.

## Planning and Sustainability

Green Belt 

Green Belt Assessment:

Playing Pitch Strategy:

Open Space Strategy:

Economic Needs Assessment:

Average

Low Zero Carbon Opportunitie

Unsuitable area

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site 

Agricultural Land Classification

Urban

Landscape Characte

None - urban area

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: None

Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area 

Mineral Safeguard Area

Partially on site

Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary 

GP Health Centre: &lt;400m

Hospital: &lt;1600m

Open Space: &lt;400m

Post Office: &lt;800m

Primary School: &lt;400m

Secondary School: &lt;1600m

College: &lt;1600m

Town Centre: &lt;800m

Covenience Store &lt;1600m

Supermarket: &lt;800m

Bus Stop: &lt;400m

Train Station: &gt;1600m

## Site Details

Site address: **Depot site between Knutton Lane and Silverdale Road, Town Centre** Deliverable site   
SHELAA number: **TC1** Developable site

Ward: **Town** Gross Site Area (Ha): **2.36** Estimated Potential Capacity: **95**  
Greenfield or brownfield **Brownfield** Density applied (dph): **50** Site Gross Capacity: **95**  
Land Owner **NuLBC** Developable Area Applied: **80%** Delivery Period **0 - 5: 0**  
Site use: **Depot** Developable Area (Ha): **1.89** Call for Site:  **6 - 10: 0**  
**11 - 15: 95**

## Summary Comments

Housing Suitability: **Potentially suitable** Employment Suitability: **Potentially suitable**  
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site is located within the Newcastle urban area, and is in active use as a depot. However, the site is being promoted for housing development. The site falls entirely within flood zones 3, and would be subject to a sequential test if it was to come forward. The site is considered as brownfield land (previously developed land), and has access to a range of services and facilities.

## Planning and Sustainability

Green Belt  Green Belt Assessment:   
Playing Pitch Strategy:  Open Space Strategy:   
Economic Needs Assessment:  Low Zero Carbon Opportunitie **Unsuitable area**

## Natural Environment

Local Nature Reserve  Special Protection Area  Special Area of Conservatio   
SSSI:  Ramsar site  Biodiversity Alert Site  Site of Biological Importance  Ancient Woodland   
Regional Important Geological Site  Tree Preservation Orde  Heavily Woode  Carbon Capture Site   
Agricultural Land Classification **Urban** Landscape Characte **None - urban area**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument   
Conservation Are  Registered Park/Garden

## Physical Environment

Surface Water Flood Risk: **1 in 30 years** Flood Zone  Flood Zone   
Do surrounding uses raise amenity concerns  Could development have adverse environmental impact   
Air Quality Management Area  Coal Authority High Risk Area  Mineral Safeguard Area **On site**  
Mineshafts:  Adverse topography

## Accessibility

Constrained Access:  Public Right of Way  Rural site outside development boundary   
GP Health Centre: **<800m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<800m**  
Primary School: **<400m** Secondary School: **<400m** College: **<400m** Town Centre: **<1600m**  
Covenience Store **<800m** Supermarket: **<800m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Car Park, Blackfriars Road, Newcastle**Deliverable site SHELAA number: **TC40**Developable site Ward: **Town**Gross Site Area (Ha): **0.2**Estimated Potential Capacity: **10**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **10**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Vacant car park**Developable Area (Ha): **0.19**Call for Site: **6 - 10: 10****11 - 15: 0**

## Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Information provided indicates the site is up for sale. The site has access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

## Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**Landscape Characte **None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden 

## Physical Environment

Surface Water Flood Risk: **None**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography 

## Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<400m**Covenience Store **<1600m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **>1600m**