

Appendix 6

Site Assessment Proformas
Suitable Employment Sites

Site Details Site address: Chatte	erley Valley, Lowlands Road, Bradwell	Deliverable site □
SHELAA number: BW1		Developable site
Ward: Bradwell	Gross Site Area (Ha): 6.5	ated Potential Capacity: 260
Greenfield or brownfield Brownfield	Density applied (dph): 50	Site Gross Capacity: 260
Land Owne NuLBC	Developable Area Applied: 80%	elivery Period 0 - 5: 0
Site use: Green space		6 - 10: 0
	Developable Alea (Ha). 3.2	1 for Site:11 - 15:0
Summary Comments Housing Suita	ability: Unsuitable Employment S	Suitability: Suitable
Availability: Availab	le Achievability: Achievab	ole Viability: Viable
Council has provided JCB the option of explanning approval for employment use (Re reference BW19 to the south currently has grades the site as 'good', and suggestes the site as 'good', and '	can area. The site forms part of Ravendale Inconding the existing neighbouring premisis on f. 07/00995/EXTN) but has now expired. Neig planning approval for employment use. The lessite to be retained for employment use. Despear to operate along Peacock Hay Road. The	hto this site. The site had hhbouring SHELAA site Economic Needs Assessment welopment high risk areas and
Planning and Sustainability Gree Playing Pitch Strategy: Economic Needs Assessment: Good	on Belt Green Belt Assessment: Open Space Strategy: Low Zero Carbon Opportunitie Uns	suitable area
	re Reserve	de Carbon Capture Site
Heritage: Listed Building Conservation Are	, –	eduled Ancient Monument
Physical Environment Do surrounding uses raise amenity conce Air Quality Management Area ☐ Coal A Mineshafts: ✓ Adverse topography ☐	rns Could development have advers	od Zone
Primary School: >1600m Seconda	s: Public Right of Way Rural site ital: >1600m Open Space: <400m ary School: >1600m College: >1600m arket: >1600m Bus Stop: >1600m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: CI	natterley Valley, Chatter	ley Sidings	Deliverable	site
SHELAA number: BW19			Developab	le site
Ward: Bradwell Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture	Gross Site Area (Ha Density applied (dp Developable Area A Developable Area	h): 50 Applied: 80	stimated Potential Site Gross Delivery Period Call for Site:	Capacity: 1325
Summary Comments Housing	Suitability: Unsuitable	Employme	ent Suitability: Su	itable
Availability: Av	ailable	Achievability: Achi	evable Viab	ility: Viable
The site is located within the Newcastlemployment development - B1(b), B1(B1/03/2022. Ravendale Industrial Estasite as 'good'. A Site of Biological Important Properties of Services and facilities.	c), B2 and B8 (previous to te adjoins the northern boortance (Bradwell Pit) is id	Jse Class Order). Sit oundary. The Econor dentified on site to the	e status not starte nic Needs Assess e south-east (appr	ed as of ment grades the ox. 10.21ha).
Planning and Sustainability Playing Pitch Strategy:	Green Belt ☐ Green Open Space	Belt Assessment:		
Economic Needs Assessment: Good		Carbon Opportunitie	Unsuitable area	
	odiversity Alert Site Tree Preservation C	Site of Biological Interest Heavily None - C	mportance	a of Conservatio Ancient Woodland Doon Capture Site
Heritage: Listed Buildin Conservation	-	Listed: □ ered Park/Garden □	Scheduled Ancien	it Monument
Do surrounding uses raise amenity co	oal Authority High Risk A	development have ac	Flood Zone verse environmer eguard Area Parti	
	Hospital: >1600m	Open Space: <400m	Post Off	
	ondary School: >1600m permarket: >1600m	College: >16 Bus Stop: <160		Centre: >1600m Station: >1600m
	,	= = = = = = = = = = = = = = = = = = = =		

Site Details Site address: Char	tterley Valley, Ravens	dale	Deliverabl	e site
SHELAA number: BW5			Developat	ole site
Ward: Bradwell	Gross Site Area (H	a): 2.63	Estimated Potentia	al Capacity: 105
Greenfield or brownfield Greenfield	Density applied (dp	′ 	Site Gros	s Capacity: 105
Land Owne Private	Developable Area	<i>'</i>	Delivery Period	d 0 - 5: 0
Site use: Vacant land	Developable Area	• •	Call for Site: □	6 - 10: 0
	Developable Alea	(11a). Z.1	Call for Site.	11 - 15: 0
•				
Summary Comments Housing Su		<u> </u>		uitable
Availability: Avail	able	Achievability: A	National Vial	oility: Viable
(Ref. 20/01047/FUL). Site status not star average', and suggests the site to be ret facilities.			•	
Planning and Sustainability Gr Playing Pitch Strategy: Economic Needs Assessment: Average	Open Space	Belt Assessment: ce Strategy:		
	versity Alert Site Tree Preservation C	· ·	cal Importance ☐ — /	ea of Conservatio Ancient Woodland bon Capture Site
Heritage: Listed Building Conservation A	•	Listed: ered Park/Garden	Scheduled Ancie	nt Monument
Do surrounding uses raise amenity cond	l Authority High Risk A	development have	Flood Zone adverse environme Safeguard Area On	•
Primary School: <1600m Secon	spital: >1600m dary School: >1600m	Open Space: <4	D0m Post Of >1600m Town	elopment boundary [fice: >1600m n Centre: <1600m
Covenience Store >1600m Supe	rmarket: <1600m	Bus Stop: <	800m Train	Station: >1600m

Site Details Site address: Parkhouse Road West, Chesterton	Deliverable site
SHELAA number: CT10	Developable site
Ward: Holditch & Chesterton Gross Site Area (Ha): 4.16 Estima	ted Potential Capacity: 100
Greenfield or brownfield Greenfield	Site Gross Capacity: 100
Land Owne NuLBC Density applied (dph): 50	livery Period 0 - 5: 0
Site use: Onen space	6 - 10: 0
Developable Area (Ha): 2 Call f	for Site: 0
	uitability: Potentially suitable
Availability: Available Achievability: Achievable	e Viability: Viable
Open Space Strategy 2022. Parkhouse Industrital Estate (West) adjoins the eastern bour Needs Assessment grades the site 'poor', but recognises the site falls within an established furthemore, the assessment also considers the site appropriate for housing development confirmed the site is promoted for employment development only. As a result, the site is to developable supply for housing. Site was used as a former marl pit. Development high ris rees are excluded from the developable area calculation. The site has access to some seems are excluded from the developable area calculation.	ed location for employment. The land owner has aken out of the deliverable and k area on site. Areas of mature
Planning and Sustainability Green Belt Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy: Amenity Gree	nspace
Economic Needs Assessment: Poor Low Zero Carbon Opportunitie Unsu	uitable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio
SSSI: \square Ramsar site \square Biodiversity Alert Site \square Site of Biological Import	ance Ancient Woodland
Regional Important Geological Site 🗌 💮 Tree Preservation Orde 🖂 💮 Heavily Wood	e 🗌 Carbon Capture Site 🗌
Agricultural Land Classification None Agricultural Landscape Characte None - urban	area
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood	Zone
Do surrounding uses raise amenity concerns Could development have adverse	e environmental impact
Air Quality Management Area 🗌 Coal Authority High Risk Area 🗌 Mineral Safeguar	d 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: <800m
Primary School: <400m Secondary School: <1600m College: >1600m	Town Centre: >1600m
Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	Train Station: >1600m

Greenfield or brownfield Mixed Land Owne Part NuLBC / unknown Site use: Vacant land Developable Area (Ha): 17.01 Developable Area Applied: 85% Developable Area (Ha): 1.52 Call for Site: 0 6 - 10: 0 11 - 15: 0 Summary Comments Housing Suitability: Unsuitable Availability: Available Availability: Available Availability: Available Availability: Available Availability: Available Achievability: Achievable The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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
Greenfield or brownfield Mixed Land Owne Part NuLBC / unknown Site use: Vacant land Developable Area Applied: 85% Developable Area (Ha): 50 Developable Area Applied: 85% Developable Area (Ha): 1.52 Call for Site: 0 6 - 10: 0 1 - 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 adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
Greenfield or brownfield Mixed Land Owne Part NuLBC / unknown Site use: Vacant land Density applied (dph): Developable Area Applied: 85% Developable Area (Ha): Developable Area (Ha): Developable Area (Ha): Site Gross Capacity: 76 Delivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0 Summary Comments Housing Suitability: Unsuitable Availability: Available Availability: Available Achievability: Achievable Achievable Viability: Viable The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
Site use: Vacant land Developable Area Applied: 85% Developable Area (Ha): 1.52 Call for Site: 0 6 - 10: 0 11 - 15: 0 Summary Comments Housing Suitability: Unsuitable Availability: Available Availability: Available Availability: Available Availability: Available Availability: Available Availability: Available The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
Site use: Vacant land Developable Area (Ha): 1.52 Call for Site: 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 adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Suitable Availability: Available Achievability: Achievable Viability: Viable The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
Availability: Available Achievability: Achievable Viability: Viable The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
The site is located within the Newcastle urban area, and adjoins Rowhusrt Close Industrial Estate. Developable area calculation tales 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 retained for employment uses.
calculation tales 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 retained for employment uses.
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Average 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 ☐ 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

-	hound & Speedway Stadium, ner Road, Chesterton Deliverable site Developable site
Ward: Holditch & Chesterton Greenfield or brownfield Brownfield Land Owne Private Site use: Speedway stadium	Gross Site Area (Ha): Density applied (dph): Developable Area (Ha): Developable Area (Ha): 4.8 Estimated Potential Capacity: Site Gross Capacity: Delivery Period 6 - 10: 6 - 10: 11 - 15: 0
Summary Comments Housing Suit	tability: Unsuitable Employment Suitability: Suitable
Availability: Availa	Achievability: Achievable Viability: Viable
development of B1c, B2 and/or B8 uses (21/01131/REM) is currently pending. Site the site as 'good', and supports the use of	rban area, and has planning approval for the erection of business / industrial Ref. 20/00123/OUT). A decision for reserve matters application (Ref. status not started as of 31/03/2022. The Economic Needs Assessment grades f the site for employment. Lymedale Business Park adjoins the north and less to a range of services and facilities. Development high risk area on site.
	een Belt Green Belt Assessment:
Playing Pitch Strategy:	Open Space Strategy:
Economic Needs Assessment: Good	Low Zero Carbon Opportunitie Less constrained
	Locally Listed: Scheduled Ancient Monument
Do surrounding uses raise amenity conce	Authority High Risk Area ✓ Mineral Safeguard Area Partially on site
Primary School: <1600m Second	Public Right of Way Rural site outside development boundary pital: >1600m Open Space: <400m Post Office: >1600m Open Space: <1600m Town Centre: >1600m Open Space: <400m Town Centre: >1600m Open Space: <400m Town Centre: >1600m Open Space: <400m Open Space: <400m Open Space: <400m Open Space: <400m Open Space: >1600m

Site Details Site address:	Keele Science Park Phase	e 3, University of Kee	ele Deliverable :	site
SHELAA number: KL13			Developable	site 🗌
Ward: Keele	Cross Site Area (H	a): 26.13 Es	 timated Potential (Capacity: 224
Greenfield or brownfield Greenfield	Gross Site Area (Ha		Site Gross	Capacity: 224
Land Owne Private	Density applied (dp	<i>'</i>	Delivery Period	0 - 5: 0
Site use: Vacant land	Developable Area A		Call for Site:	6 - 10: 0
	Developable Alea	(11a). 11.21	Dail for Site.	11 - 15: 0
Summary Comments Housing	g Suitability: Suitable	Employme	nt Suitability: Suit	able
Availability:	Available	Achievability: Achie	vable Viabili	ity: Viable
The site has planning approval for more sidence (Ref. 17/00934/OUT & 20 developed for residential purposes, lexisting developments on site (e.g. begins of the sidential purposes) and acknowleages it as a high Keele University Growth Corridor. To the eastern boundary. Site of Biological Hall Registered Park and Garden also and facilities.	/00162/REM). Site promoto but is yet to specify an exact Hotel and Autism Centre). The h quality employment site. wo Biodiversity Alert Sites (cal Importance (Springpoo	or has indicated appro- et number. Developbal The Economic Needs / The site is part of a ma Barker's Wood and Ro I Wood) partially adjoin	ximatley 15% of the area calculation Assessment grade asterplanning exerosmary Hill Wood) his the western book	ne site could be excludes es the site as rcise for the partially adjoin undary. Keele
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment: Goo	Open Space	Belt Assessment: e Strategy: Carbon Opportunitie	Less constrained	
Natural Environment Loca	I Nature Reserve ☐ Spe	ecial Protection Area [Special Area	of Conservatio
SSSI: Ramsar site E	Biodiversity Alert Site	Site of Biological Im	nportance 🗌 🛮 An	ncient Woodland
Regional Important Geological Site	Tree Preservation C	orde 🗌 Heavily W	/oode □ Carbo	on Capture Site 🗌
Agricultural Land Classification Gra		e Characte Keele An		·
Heritage: Listed Build Conservation		Listed: Sered Park/Garden	cheduled Ancient	Monument
Physical Environment Sur	face Water Flood Risk: 1 i	n 30 years F	lood Zone	Flood Zone
Do surrounding uses raise amenity	concerns 🗹 Could o	development have adv	erse environment	al impact 🗸
Air Quality Management Area	Coal Authority High Risk A	rea 🗌 Mineral Safe	guard Area Withir	า 250m
Mineshafts: Adverse topograp	, -			
Accessibility Constrained CR. Haalth Control (1600m)		-		opment boundary 🗸
GP Health Centre: <1600m	-	Open Space: <400m	Post Offic	
Primary School: <1600m Se	econdary School: <1600m	College: <160	0m Town 0	Centre: >1600m
Covenience Store <800m	Supermarket: >1600m	Bus Stop: <800r	n Train St	tation: >1600m

Site Details Site	e address:	Land Area 6 at Marley	Eternit Tiles, Mad	eley Deliv	verable site	
SHELAA number: MD1	1	Heath		Deve	elopable site	
Ward: Madeley & Betley	<u> </u>	Gross Site Area	ı (Ha): 2.93	 Estimated Po	otential Capacity:	70
Greenfield or brownfield	Brownfield	Density applied		Site	Gross Capacity:	70
Land Owne Private			ea Applied: 80%	Delivery	Period 0 - 5:	0
Site use: Industrial yard		Developable A		Call for Site	6 - 10:	0
		Developable A	ilea (i ia). 2.34	Call for Site	e: 🗹 11 - 15:	0
Summary Comments	Housir	ng Suitability: Unsuitable	e Emp	loyment Suitabili	ty: Potentially su	uitable
A	vailability:	Available	Achievability:	Achievable	Viability: Viabl	е
employment and comme the site appropriate for each comme. Access via Honeywall Lacomplaint with Policy HO services and facilities.	mployment ne is narro	development. A Site of w and has no footpaths	Biological Importan or street lighting. He	ce adjoins part o ousing developm	of the northern bo ment on site would	undary. d not be
Planning and Sustair Playing Pitch Strategy:	ability		een Belt Assessmer	nt:		
Economic Needs Assess	ment: Poo	or Low Ze	ro Carbon Opportui	nitie Unsuitable	area / more con	strained
Natural Environment	Loca	al Nature Reserve	Special Protection	Area ☐ Spec	ial Area of Conse	ervatio [
SSSI: Ramsar sit	е 🗌	Biodiversity Alert Site	Site of Biolog	ical Importance	Ancient Wo	odland [
Regional Important Geo	ogical Site	☐ Tree Preservation	on Orde □ Hea	avily Woode	Carbon Captur	e Site 🗆
Agricultural Land Classif			cape Characte Ma			
	Listed Buil Conservat		eally Listed: □ gistered Park/Garde		Ancient Monume	nt 🗌
Physical Environme	<u>nt</u> Su	rface Water Flood Risk:	1 in 30 years	Flood Zone	☐ Flood 2	Zone 🗌
Do surrounding uses rais	se amenity	concerns Con	uld development ha	ve adverse envir	onmental impact	
Air Quality Management	Area 🗌	Coal Authority High Ris	sk Area 🗌 🏻 Minera	l Safeguard Area	On site	
Mineshafts: Adver	se topogra	phy 🗆				
Accessibility 0	Constrained	I Access: ✓ Public I	Right of Way □	Rural site outsid	e development b	oundary 💽
GP Health Centre: >16	00m	Hospital: >1600m	Open Space: <	400m Po	ost Office: >160	0m
Primary School: <1600r	n S	econdary School: >160	0m College:	>1600m	Town Centre: >	1600m
Covenience Store >160	0m	Supermarket: >1600m	Bus Stop:	<800m	Train Station: >	1600m

Site Details	Site address:	Land to the rear of Slate	rs Village, Baldwi	n's Gate Deliverable	site
SHELAA number: L\	V86			Developabl	le site
Ward: Maer & Whitm	ore	Gross Site Area (I	Ha): 2.11	Estimated Potential	Capacity: 36
Greenfield or brownfie	eld Greenfield	Density applied (d	· —	Site Gross	Capacity: 36
Land Owne Private		Developable Area		Delivery Period	
Site use: Car park and	d green space			Call for Site: ✓	6 - 10: 0
		Developable Ale	a (11a).	Call for Site.	11 - 15: 0
Summary Comme	<u>nts</u> Housin	g Suitability: Unsuitable	Emplo	yment Suitability: Su	itable
	Availability:	Available	Achievability: A	chievable Viab	ility: Viable
with a wedding venue suitability assessment and Hill Chorlton, Mae to Maer Conservation	(Hotel & Inn). reflects this. For and Aston, a Area. The site	ail, health, and food & drinl The site could provide an Housing development on s and Whitmore Neighbourh e appears landlocked, but e has poor access to a ra	extention to the ex site would not be co ood Development F the site promoter h	isting commercial use implaint with Policy H Plan. The site is in ver as confirmed access	es. Employment G1 of the Chapel ry close proximity
Planning and Sust			n Belt Assessment:		
				:	
Economic Needs Asse	essinent.	Low Zero	Carbon Opportunit	ie Less constrained	
Natural Environme	<u>ent</u> Loca	al Nature Reserve S	pecial Protection Ar	ea 🗌 Special Are	a of Conservatio
SSSI: Ramsar	site 🗌	Biodiversity Alert Site	Site of Biologic	al Importance 🗌 🛚 A	ncient Woodland
Regional Important G	eological Site	☐ Tree Preservation	Orde □ Heav	ily Woode □ Carb	oon Capture Site
Agricultural Land Clas	-			Sandstone Hills & Fa	
<u>Heritage:</u>	Listed Build	_	y Listed: □ tered Park/Garden	Scheduled Ancien	t Monument 🗌
Physical Environn	<u>nent</u> Su	rface Water Flood Risk:	lone	Flood Zone	Flood Zone
Do surrounding uses	raise amenity	concerns Could	development have	adverse environmen	tal impact
Air Quality Manageme	ent Area 🗌	Coal Authority High Risk	Area 🗌 Mineral S	Safeguard Area None	Э
Mineshafts:	verse topogra	phy 🗌			
Accessibility	Constrained	Access: Public Ric	ght of Way □ R	ural site outside deve	elopment boundary
GP Health Centre:		Hospital: >1600m	Open Space: <40		
Primary School: <16		econdary School: >1600n			Centre: >1600m
Covenience Store <1	1600m	Supermarket: >1600m	Bus Stop: <	400m Train S	Station: >1600m

Site Details Site address: Silver	dale Business Park, Cemetery Road	Deliverable site
SHELAA number: SP9		Developable site
Ward: Silverdale	Gross Site Area (Ha): 0.63 Estima	ated Potential Capacity: 19
Greenfield or brownfield Brownfield	Density applied (dph): 50	Site Gross Capacity: 19
Land Owne Private	Developable Area Applied: 95%	elivery Period 0 - 5: 0
Site use: Employment		for Site: 6 - 10: 0 11 - 15: 0
	, ,	11 10.
Summary Comments Housing Suita	<u> </u>	
Availability: Availab	Achievability: Unachievoan area, and is in active use for employment	
The Economic Needs Assessment grades and business. The site has planning approstarted as of 31/03/2022. This leaves little is identified as Natural and Semi-Natural G	the site as 'good', and suggests the site to be val for a two story / commercial building (Ref. or no scope for further development. Part of the Greenspace in the Open Space Strategy 2022. dfill site (Whalleys Quarry) to the east could ra	retained for local employment 18/00008/FUL). Site status not ne site to the north-west (0.2ha) Developable area calculation
Planning and Sustainability Gree	en Belt Green Belt Assessment:	
Playing Pitch Strategy:	Open Space Strategy: Natural and S	Semi-Natural Greenspace
Economic Needs Assessment: Good		uitable area
	re Reserve	de 🗌 Carbon Capture Site 🗌
Heritage: Listed Building Conservation Are	• —	eduled Ancient Monument
Do surrounding uses raise amenity concer	rns 🔽 Could development have advers Authority High Risk Area 🗌 Mineral Safegua	
Primary School: <400m Seconda	es: Public Right of Way Rural site ital: >1600m Open Space: <400m ary School: <1600m College: <1600m arket: <1600m Bus Stop: <400m	e outside development boundary Post Office: <800m Town Centre: >1600m Train Station: >1600m

Economic Needs Assessment 🔽

Site Details Site address: Marsh Parade, Newc	astle (former Zanzibar night Deliverable site
SHELAA number: TC22 club)	Developable site ✓
Ward: Town Gross Site Are	ea (Ha): 0.35 Estimated Potential Capacity: 69
Greenfield or brownfield Brownfield Density applie	Site Gross Capacity: 69
Land Owne Aspire Housing	Delivery Period 0 - 5: 0
Site use: Former nightclub / car park Developable	0 - 10. 09
	Area (Ha): 0.33 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Suitable	Employment Suitability: Suitable
Availability: Available	Achievability: Achievable Viability: Viable
(office), retail, food and drink. The site promotor proposes site has planning approval for demolition of the former nig Economic Needs Assessment grades the site as 'average	for a variety of uses including housing, employment 69 apartments. Estimated potential capacity reflects this. The hclub (Ref. 20/00810/DEM). Demolition is now complete. The hclub (recognises the site's potential for mixed use an agement Area. The site has access to a range of services
	reen Belt Assessment: Space Strategy:
Economic Needs Assessment: Average Low Z	Zero Carbon Opportunitie Unsuitable area
<u>Natural Environment</u> 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 Preservat	·
	dscape Characte None - urban area
	ocally Listed: Scheduled Ancient Monument egistered Park/Garden
Physical Environment Surface Water Flood Ris Do surrounding uses raise amenity concerns □ Compared to the concerns □ Compared	k: None
·	
Air Quality Management Area ✓ Coal Authority High R Mineshafts: ☐ Adverse topography ☐	Risk Area Mineral Safeguard Area Partially on site
Accessibility Constrained Access: Public	c Right of Way ☐ Rural site outside development boundary ☐
GP Health Centre: <400m Hospital: <1600m	Open Space: <400m Post Office: <800m
Primary School: <400m Secondary School: <16	00m College: <1600m Town Centre: <800m
Covenience Store <1600m Supermarket: <800m	Bus Stop: <400m Train Station: >1600m

Site Details Site address: De	oot site between Knutton Lane and Silverdale Deliverable site
SHELAA number: TC1	ad, Town Centre 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 Owne NuLBC	Delivery Period 0 - 5: 0
Site use: Depot	Developable Area Applied: 80% Developable Area (Ha): 1.89 Call for Site: 11 - 15: 95
	Developable Area (Ha): 1.89 Call for Site: 11 - 15: 95
Summary Comments Housing S	uitability: Potentially suitable Employment Suitability: Potentially suitable
Availability: Ava	ilable Achievability: Achievable Viability: Viable
for housing development. The site falls	urban area, and is in active use as a depot. However, the site is being promoted entirely within flood zones 3, and would be subject to a sequestial test if it was to s brownfield land (previously developed land), and has access to a range of
Planning and Sustainability Playing Pitch Strategy:	Green Belt Green Belt Assessment: Open Space Strategy:
Economic Needs Assessment:	Low Zero Carbon Opportunitie Unsuitable area
SSSI: Ramsar site Biod	ature Reserve
Agricultural Land Classification Urban	Landscape Characte None - urban area
Heritage: Listed Building Conservation	•
Do surrounding uses raise amenity cor	al Authority High Risk Area Mineral Safeguard Area On site
Accessibility Constrained Ac	cess: Public Right of Way Rural site outside development boundary
	ospital: >1600m Open Space: <400m Post Office: <800m ndary School: <400m College: <400m Town Centre: <1600m
Covenience Store <800m Sup	ermarket: <800m Bus Stop: <400m Train Station: >1600m

Site Details Site address: Car Park, Blackfriars Road, Newcastle				Deliverable site	
SHELAA number: TC40			Developab	le site 🗸	
Ward: Town	Gross Site Area (H	a): 0.2	Estimated Potential	Capacity: 10	
Greenfield or brownfield Brownfield	Density applied (dp	<i>'</i>	Site Gross	S Capacity: 10	
Land Owne NuLBC	Developable Area	<i>'</i>	Delivery Period		
Site use: Vacant car park	Developable Area		Call for Site: □	6 - 10: 10	
	Bevelopable Allea	(Ha). 0.10	Gail for Gite.	11 - 15: 0	
Summary Comments Housing	Suitability: Suitable	Employ	ment Suitability: Su	iitable	
Availability: Available		Achievability: Achievable Viability: Viable			
The site is located within the Newcastle urban area, and is cur					
Planning and Sustainability	Green Belt ☐ Green	Belt Assessment:			
Playing Pitch Strategy:	Open Space	ce Strategy:			
Economic Needs Assessment:	Low Zero (Carbon Opportuniti	ie Unsuitable area		
Natural Environment Local	Nature Reserve Spe	ecial Protection Ar	ea 🗌 Special Are	a of Conservatio	
SSSI: ☐ Ramsar site ☐ Bi	odiversity Alert Site	Site of Biologica	al Importance A	ancient Woodland	
Regional Important Geological Site	Tree Preservation C	orde ☐ Heavi	ily Woode □ Carb	oon Capture Site	
Agricultural Land Classification Urba	an Landscap	e Characte None	•		
Heritage: Listed Buildi Conservatio		Listed: ered Park/Garden	Scheduled Ancien	it Monument	
Physical Environment Do surrounding uses raise amenity of Air Quality Management Area Mineshafts: Adverse topograp	Coal Authority High Risk A	development have	Flood Zone adverse environmer Safeguard Area On s	•	
Primary School: <400m Sec		ont of Way Record Recor	Om Post Off 1600m Town	elopment boundary ice: <400m Centre: <400m Station: >1600m	
Covernence Store < 1000III 30	upermarket. <400m	Dus 310p. <2	TOOM HAINS	Jialioni. >1000III	