



## **Appendix 4**

### **Site Assessment Proformas**

### **Sites not in Deliverable & Developable Supply**

## Site Details

Site address: **Land off Alsager Road, Foxley**Deliverable site SHELAA number: **AB1**Developable site Ward: **Audley**Gross Site Area (Ha): **60.07**Estimated Potential Capacity: **1286**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **1286**Land Owner **Unknown**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture / open space**Developable Area (Ha): **42.87**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

A Green Belt site isolated and disconnected from Audley and Bignall End settlement. Bus services do not appear to operate at this location. Walking to services and facilities are along roads unsuitable for pedestrians. Alsagers Road has no footpaths or street lighting. The Economic Needs Assessment grades the site as 'good'. Part of the site is identified as Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Ancient Woodland and Site of Biological Importance on site. Part of the site is also effected by flood zones 2 and 3. Developable area calculation takes site constraints into account. Listed building and public right of way on site. Land owner is currently unknown. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong (GA)**Playing Pitch Strategy: Open Space Strategy: **Natural and Semi-Natural Greenspace**Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **More 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 **Audley Ancient Clay Farmlands**

## 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: **>1600m**Train Station: **>1600m**

**Site Details**Site address: **Land East of Diglake Street, Bignall End**Deliverable site SHELAA number: **AB12**Developable site Ward: **Audley**Gross Site Area (Ha): **6.34**Estimated Potential Capacity: **152**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **152**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **5.07**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

A Green Belt site bordering the development boundary of Bignall End settlement. The site is promoted for housing development. Development has the potential to 'round off' the Green Belt boundary (between Hope Street and Diglake Street). Access to the site via Diglake Street appears too narrow to accommodate the estimated capacity. An acceptable solution may be to acquire property to provide improved access via Raven's Lane. The site has access to some services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 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 **Audley Ancient Clay Farmlands****Heritage:**Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are 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 **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: **<400m**Primary School: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner  Developable Area Applied:  Delivery Period

Site use:  Developable Area (Ha):  Call for Site:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development and open space. Development has the potential to 'round off' the Green Belt boundary. Residential development predominately surrounds the site which makes it unsuitable for employment development. 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the development boundary of Bignall End settlement. The site is promoted for housing development. The site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Audley Conservation Area is located in very close proximity to the north-western boundary. The site has access to a range of services and facilities. Public right of way on site.

## Planning and Sustainability

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

## 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: **Brindleys Way, Ravens Park Estate, Bignall End**Deliverable site SHELAA number: **AB18**Developable site Ward: **Audley**Gross Site Area (Ha): **0.31**Estimated Potential Capacity: **9**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **9**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Open space**Developable Area (Ha): **0.29**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the development boundary of Bignall End settlement. The site is not identified in the Open Space Strategy 2022, but does provide an area of green space in the form of a small corridor. The site has a number of mature trees and is irregular in shape. Suitability assessment reflects this. The land owner is not promoting the site. The site has 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: 

Low Zero Carbon Opportunity

**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 **Grade 3**

Landscape Character

**Apedale Coalfield Farmlands**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area 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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site isolated and disconnected from Audley and Bignal End settlement. Site is promoted for employment development. The Economic Needs Assessment grades the site as 'good'. The site is partially effected by flood zones 2 and 3. Developable area calculation takes this into account. Access via Park Lane and Moat Lane are single laned roads with no footpaths or street lighting. The site has poor access to a range of services and facilities. Public right of way on site.

## 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: **Wall Farm, Audley**Deliverable site SHELAA number: **AB22**Developable site Ward: **Audley**Gross Site Area (Ha): **15.19**Estimated Potential Capacity: **365**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **365**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **12.15**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. Access is proposed via Nantwich Road (B5500). Vernon Road could provide an alternative access. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**Audley Ancient Clay Farmlands**

## 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: **<1600m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**



**Site Details**Site address: **Land South of Apedale Road, Wood Lane**Deliverable site SHELAA number: **AB27**Developable site Ward: **Audley**Gross Site Area (Ha): **0.29**Estimated Potential Capacity: **8**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **8**Land Own **Private**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **0.28**Call for Site:  **6 - 10: 0****11 - 15: 0****Summary Comments**Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the development boundary of Wood Lane settlement. Site information provided indicates the site's availability is effected by an existing tenancy for agricultural purposes. The site has mature trees within the southern boundary. The site would be more suited for housing development because it is predominantly surrounded by residential development. Public right of way 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: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**Apedale Coalfield Farmlands****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 **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: **<400m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Stephens Way, Ravens Park Estate, Bignall End**Deliverable site SHELAA number: **AB28**Developable site Ward: **Audley**Gross Site Area (Ha): **0.47**Estimated Potential Capacity: **14**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **14**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Open space**Developable Area (Ha): **0.45**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the development boundary of Bignall End settlement. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site would be more suited for housing development because it is predominantly surrounded by residential development. However, the site is not being promoted for development. Sloping topography, mineshafts and development high risk area on site. The site has access to some services and facilities.

## Planning and Sustainability

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

## 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

**Apedale Coalfield Farmlands**

## 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 **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: **<400m**Primary School: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land corner of Alsager Rd and A500 eastbound, North of Audley**Deliverable site SHELAA number: **AB3**Developable site Ward: **Audley**Gross Site Area (Ha): **1.8**Estimated Potential Capacity: **46**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **46**Land Owner **Unknown**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.53**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

A Green Belt site isolated and disconnected from Audley and Bignall End settlement. The Economic Needs Assessment grades the site as 'poor'. Bus services do not appear to operate at this location. Alsagers Road has no footpaths for pedestrians. The site has poor access to a range of services and facilities. Land owner is currently unknown.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong (GA)**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Poor**Low Zero Carbon Opportunitie **No**

## 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 **Audley Ancient Clay Framlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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: **<800m**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:	Land between Bignall End and Boon Hill, Audley	Deliverable site	<input type="checkbox"/>				
SHELAA number:	AB30	Developable site	<input type="checkbox"/>				
Ward:	Audley	Gross Site Area (Ha):	17.96	Estimated Potential Capacity:	432		
Greenfield or brownfield	Greenfield	Density applied (dph):	30	Site Gross Capacity:	432		
Land Own	Private	Developable Area Applied:	80%	Delivery Period	0 - 5: 0		
Site use:	Agriculture	Developable Area (Ha):	14.4	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

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

A Green Belt site bordering the development boundary of Bignall End and Wood Lane settlement. The site is promoted for multiple uses including housing, education, sports facilities and open space. Public right of way and development high risk areas on site. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Strong
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area / more constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 3	Landscape Characte	Apedale Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

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

**Site Details**Site address: **Land off Nursery Gardens, Audley**Deliverable site SHELAA number: **AB32**Developable site Ward: **Audley**Gross Site Area (Ha): **0.98**Estimated Potential Capacity: **25**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **25**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0.83**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. Access is proposed via Nursery Gardens which appears narrow. The site has access to a range of services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 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

**Audley Ancient Clay Farmlands****Heritage:**Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are 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 **Partially 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: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land off Nantwich Road / Park Lane (1) Audley**Deliverable site SHELAA number: **AB33**Developable site Ward: **Audley**Gross Site Area (Ha): **23.5**Estimated Potential Capacity: **564**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **564**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **18.8**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development, and has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 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

**Audley Ancient Clay Farmlands**

## 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: **<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 off Nantwich Road / Park Lane (2) Audley**Deliverable site SHELAA number: **AB34**Developable site Ward: **Audley**Gross Site Area (Ha): **11.13**Estimated Potential Capacity: **265**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **265**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **8.82**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site disconnected but in close proximity to the development boundary of Audley settlement. The site is promoted for housing development. A Biodiversity Alert Site and Regionally Important Geological site (Kent Hill Quarry) adjoins part of the western boundary. The site has poor access to a range of services and facilities. Public right of way on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunity **Less 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 **Audley Ancient Clay Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. A Biodiversity Alert Site (Audley Castle Banks) occupies part of the site to the north-east. The site is also partially effected by flood zones 2 and 3. Developable area calculation takes this into account. The site is in close proximity to Audley Conservation Area. The site has access to a range of services and facilities. Public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site isolated and disconnected from Audley and Bignall End settlement. The site is promoted for a variety of uses including housing, employment, food & drink, community / sports / entertainment facilities, tourist accommodation, retail, education, health and renewable energy. The Economic Needs Assessment grades the site as 'poor'. Bus services do not appear to operate at this location. Alsagers Road does not have public footpaths. 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A land locked Green Belt site isolated and disconnected from Audley and Bignall End settlement. The Economic Needs Assessment grades the site as 'very poor'. Bus services do not appear to operate at this location. The site has poor access to a range of services and facilities. Land owner is currently unknown.

## 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: **Land rear of White Oaks, Audley Road, Bignall End** Deliverable site   
SHELAA number: **AB52** Developable site   
Ward: **Audley** Gross Site Area (Ha): **1.64** Estimated Potential Capacity: **42**  
Greenfield or brownfield: **Greenfield** Density applied (dph): **30** Site Gross Capacity: **42**  
Land Owner: **Unknown** Developable Area Applied: **85%** Delivery Period 0 - 5: **0**  
Site use: **Local Wildlife Site** Developable Area (Ha): **1.39** Call for Site:  6 - 10: **0**  
11 - 15: **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**  
Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**

The site borders the development boundary of Bignall End but not located within the Green Belt. A Site of Biological Importance (Bignall End Coal Yard) occupies the majority of the site. Access off Audley Road would require some improvement due its narrow character. The site has access to some services and facilities. Land owner is currently unknown. Mature trees and development high risk area on site.

## Planning and Sustainability

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

## 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 **Audley Ancient Clay Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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 **None**  
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: **<400m**  
Primary School: **<1600m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**  
Covenience Store **<400m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Land South of A500, North of Audley**Deliverable site SHELAA number: **AB6**Developable site Ward: **Audley**Gross Site Area (Ha): **43.99**Estimated Potential Capacity: **1056**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **1056**Land Owner **Unknown**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **35.19**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

A Green Belt site isolated and disconnected from Audley and Bignall End settlement. The Economic Needs Assessment grades the sites as 'good'. A small proportion of the south western boundary is effected by flood zones 2 and 3. Cross Lane, Hullock's Pool Road and Greetoak Road are single laned, and have not footpaths or street lighting. Alsagers Road has no footpaths for pedestrians. Listed building and public right of way on site. The site has poor access to a range of services and facilities. Land owner is currently unknown.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate (GA)**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **More 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 **Audley Ancient Clay Farmlands**

## 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: **<800m**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: **Land East of Wereton Road, Audley**Deliverable site SHELAA number: **AB72**Developable site Ward: **Audley**Gross Site Area (Ha): **4.12**Estimated Potential Capacity: **99**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **99**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **3.3**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Miles Green settlement. The site is promoted for housing development. Wereton Road has no public footpaths on the site side. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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 and 4**Landscape Characte **Apedale Coalfield Farmlands**

## 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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<1600m**Secondary School: **<800m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

**Site Details**Site address: **Land West of Wereton Road, Audley**Deliverable site SHELAA number: **AB73**Developable site Ward: **Audley**Gross Site Area (Ha): **0.5**Estimated Potential Capacity: **13**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **13**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0.43**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

A Green Belt site disconnected but in close proximity to the development boundary of Audley settlement. The site is promoted for housing development. Wereton Road has no public footpaths on the site side. The site has access to a range of services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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

**Betley Abcient Clay Farmlands****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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<1600m**Secondary School: **<800m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land West of Bignall End Road, Audley**Deliverable site SHELAA number: **AB75**Developable site Ward: **Audley**Gross Site Area (Ha): **5.66**Estimated Potential Capacity: **136**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **136**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **4.52**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site disconnected but in close proximity to the development boundary of Audley settlement. The site is promoted for multiple uses including housing, employment, sports / community facilities, health, education, open space and renewable energy. A Biodiversity Alert Site (Bignall End Road) adjoins the north-eastern boundary. The site has access to some services and facilities. Bignall End Road has no footpaths or street lighting. Development high risk area and public right of way on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities **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 **Audley Ancient Clay 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 **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: **<400m**Primary School: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Corner House Farm, Alsager Road, Audley**Deliverable site SHELAA number: **AB77**Developable site Ward: **Audley**Gross Site Area (Ha): **27.03**Estimated Potential Capacity: **631**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **631**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **21.04**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site (two land parcels) bordering the development boundary of Audley settlement. The site is promoted for housing, employment and retail development. A small portion of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. The site has poor access to a range of services and facilities. Alsagers Road has no public footpaths on the site side. Public right of way on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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 **Audley Ancient Clay Farmlands**

## 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: **<800m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site located isolated and disconnected from the development boundary of Audley and Bignall End settlement. The site is promoted for housing development. Cross Lane is a single lane road with no public footpaths or street lighting. The site has poor access to a range of services and facilities. Public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site located isolated and disconnected from the development boundary of Audley and Bignall End settlement. The site is promoted for housing development. Access via Cross Lane and Greetoak Road are single lane roads with no public footpaths or street lighting. The site has limited access to a range of services and facilities. Public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and is not being promoted for development. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Suitability assessment reflects the constraints of the existing open space, sloping topography, and whether a more suitable access can be achieved off Unity Way rather than Newcastle Road (A34). The site is narrow, and predominantly surrounded by residential development which makes it unsuitable for employment development. Developable area calculation takes into account the mature trees on site. Sloping topography could further reduce the site's capacity. The site has access to some services and facilities. Development high risk area and public right of way on site.

## 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. A proportion of the site is a Site of Biological Interest (Bathpool Park). Developable area calculation takes this into account. Site previously used as a formal football and rugby pitch. However, this use has now lapsed. The site has access to some services and facilities. Public right of way on site.

## 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

The site is located within the Kidsgrove urban area, and forms part of Nelson Business Estate. The site is in active use for vehicle storage and distribution. Availability assessment reflects this. The Economic Needs Assessment grades the site as 'poor'. The site has access to some services and facilities. Land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area. A previously promoted site with a lapsed planning approval for 13 dwellings (Ref.14/00027/FUL). No confirmation received about the site being promoted for future development (awaiting confirmation). Availability assessment reflects this. The site is predominantly surrounded by residential development and a retail unit which makes it unsuitable for employment development. The site has access to some 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: 

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 Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A land locked site located within the Kidsgrove urban area. The site is promoted for housing development and open space. Access can only be achieved through a neighbouring Green Belt site to the north-west located within the administrative area of Cheshire East. The West Coast Mainline and Hardings Wood Conservation Area are located in close proximity to the northern boundary. The site has access to a range of services and facilities. Scrubland, mature trees and development high risk area on site. Public right of way adjoins the western boundary.

## 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: **Land adjacent Harding's Wood, Liverpool Road East, Kidsgrove**Deliverable site SHELAA number: **BL33**Developable site Ward: **Kidsgrove & Ravenscliffe**Gross Site Area (Ha): **1.05**Estimated Potential Capacity: **30**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **30**Land Owner **Unknown**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **0.76**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Kidsgrove urban area. Part of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. The site is surrounded by residential, commercial and employment development. Hardings Wood Conservation Area is in close proximity to the southern boundary. The site has access to a range of services and facilities. Development high risk area on site. Land owner is currently unknown.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more contrained**

## 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 / Grade 3**

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: **<800m**Secondary School: **<800m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **<800m**



## Site Details

Site address: **Land at Slacken Lane, Kidsgrove (2)**Deliverable site SHELAA number: **BL4**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **6.1**Estimated Potential Capacity: **195**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **195**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Open Space**Developable Area (Ha): **4.88**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

A land locked site located within the Kidsgrove urban area. The site is promoted for housing development and open space. The site is identified as Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The West Coast Mainline and Hardings Wood Conservation Area are located in close proximity to the northern boundary. The site has access to a range of services and facilities. Public right of way adjoins the southern boundary. Scrubland, mature trees and development high risk area on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Natural and Semi-Natural Greenspace**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: **<800m**Secondary School: **<800m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **<800m**

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and promoted for housing development and open space. Access off Second Avenue is likely to require the demolition of an existing property. Only access onto the site is via a public right of way (narrow track). Public sewers run through the site. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Grade II Listed Building, scrubland, mature trees, public right of way and development high risk area on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. The site forms part of Ravensdale 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: 

Low Zero Carbon Opportunity

## 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. The site is identified as a high quality / low value Park and Garden / Provision for Children and Teenagers in the Open Space Strategy 2022. The site has previously been subject to a masterplan exercise with a developable area of 2.51ha that could accommodate 100 dwellings. Developable area and capacity calculations reflect this. Part of the site is identified as part of the Urban Tree Planting Strategy. However, information provided indicates the scheme is no longer being pursued. The site is surrounded by residential development and is adjacent to a crematorium which makes it unsuitable for employment development. The site has access to some services and facilities. Public right of way adjoins part of the northern boundary.

## Planning and Sustainability

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

## 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:	<input type="text" value="Bradwell Lane, Bradwell"/>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<input type="text" value="BW17"/>	Developable site	<input type="checkbox"/>				
Ward:	<input type="text" value="Bradwell"/>	Gross Site Area (Ha):	<input type="text" value="0.48"/>	Estimated Potential Capacity:	<input type="text" value="23"/>		
Greenfield or brownfield	<input type="text" value="Greenfield"/>	Density applied (dph):	<input type="text" value="50"/>	Site Gross Capacity:	<input type="text" value="23"/>		
Land Owner	<input type="text" value="NuLBC"/>	Developable Area Applied:	<input type="text" value="95%"/>	Delivery Period	0 - 5: <input type="text" value="0"/>		
Site use:	<input type="text" value="Open Space"/>	Developable Area (Ha):	<input type="text" value="0.46"/>	Call for Site:	<input type="checkbox"/>	6 - 10: <input type="text" value="0"/>	11 - 15: <input type="text" value="0"/>

## Summary Comments

Housing Suitability:	<input type="text" value="Unsuitable"/>	Employment Suitability:	<input type="text" value="Unsuitable"/>		
Availability:	<input type="text" value="Unavailable"/>	Achievability:	<input type="text" value="Achievable"/>	Viability:	<input type="text" value="Viable"/>

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Furthermore, the site is part of the Urban Tree Planning Strategy (carbon capture). The site has access to some services and facilities. Land owner is not promoting the site for future development.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	<input type="text"/>
Playing Pitch Strategy:	<input type="text"/>	Open Space Strategy:	<input type="text" value="Amenity Greenspace"/>
Economic Needs Assessment:	<input type="text"/>	Low Zero Carbon Opportunitie	<input type="text" value="Unsuitable area"/>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input checked="" type="checkbox"/>		
Agricultural Land Classification	<input type="text" value="Urban"/>	Landscape Characte	<input type="text" value="None - urban area"/>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<input type="text" value="None"/>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<input type="text" value="None"/>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<input type="text" value="&lt;1600m"/>	Hospital:	<input type="text" value="&gt;1600m"/>	Open Space:	<input type="text" value="&lt;400m"/>	Post Office:	<input type="text" value="&lt;400m"/>
Primary School:	<input type="text" value="&lt;400m"/>	Secondary School:	<input type="text" value="&lt;1600m"/>	College:	<input type="text" value="&gt;1600m"/>	Town Centre:	<input type="text" value="&gt;1600m"/>
Covenience Store	<input type="text" value="&gt;1600m"/>	Supermarket:	<input type="text" value="&lt;1600m"/>	Bus Stop:	<input type="text" value="&lt;400m"/>	Train Station:	<input type="text" value="&gt;1600m"/>

## Site Details

Site address:	<b>Chatterley Valley, Chatterley Sidings</b>	Deliverable site	<input type="checkbox"/>						
SHELAA number:	<b>BW19</b>	Developable site	<input type="checkbox"/>						
Ward:	<b>Bradwell</b>	Estimated Potential Capacity:	<b>1325</b>						
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>50</b>						
Land Owner	<b>Private</b>	Developable Area Applied:	<b>80</b>						
Site use:	<b>Agriculture</b>	Developable Area (Ha):	<b>26.49</b>						
		Delivery Period	<table><tr><td>0 - 5:</td><td>0</td></tr><tr><td>6 - 10:</td><td>0</td></tr><tr><td>11 - 15:</td><td>0</td></tr></table>	0 - 5:	0	6 - 10:	0	11 - 15:	0
0 - 5:	0								
6 - 10:	0								
11 - 15:	0								
		Call for Site:	<input type="checkbox"/>						

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Suitable</b>
Availability:	<b>Available</b>	Achievability:	<b>Achievable</b>
		Viability:	<b>Viable</b>

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	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:	<b>Good</b>	Low Zero Carbon Opportunitie	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	<b>None Agricultural</b>	Landscape Characte	<b>None - urban area</b>

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 30 years</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	<b>Partially on site</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<b>&gt;1600m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>
Post Office:	<b>&gt;1600m</b>	Primary School:	<b>&lt;1600m</b>	Secondary School:	<b>&gt;1600m</b>
College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>	Covenience Store	<b>&gt;1600m</b>
Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;1600m</b>	Train Station:	<b>&gt;1600m</b>

## Site Details

Site address:	High Carr Colliery, Bradwell	Deliverable site	<input type="checkbox"/>				
SHELAA number:	BW2	Developable site	<input type="checkbox"/>				
Ward:	Bradwell	Gross Site Area (Ha):	21.19	Estimated Potential Capacity:	627		
Greenfield or brownfield	Greenfield	Density applied (dph):	50	Site Gross Capacity:	627		
Land Owner	Unknown	Developable Area Applied:	80%	Delivery Period	0 - 5: 0		
Site use:	Scrap yard / green space	Developable Area (Ha):	12.54	Call for Site:	<input type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

Housing Suitability:	Unsuitable	Employment Suitability:	Unsuitable		
Availability:	Unavailable	Achievability:	Achievable	Viability:	Viable

A Green Belt site that borders the Newcastle urban area. The Economic Needs Assessment grades the site as 'good'. Part of the site is in active use as a scrapyard. Previous land use include licenced brick depositing, excavating soils / subsoils, landfill and agricultural land restoration. The site has poor access to a range of services and facilities. Development high risk areas on site. Physical ground conditions could effect viability of the site. Mature trees on site with developable area taking this into account. Land owner is currently unknown.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:	Good	Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	None Agricultural	Landscape Characte	South Kidsgrove Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
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: **Site at the end of Speedwell Road (1), Parkhouse Industrial Estate (East)**Deliverable site SHELAA number: **BW24**Developable site Ward: **Bradwell**Gross Site Area (Ha): **0.48**Estimated Potential Capacity: **23**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **23**Land Owner **Unknown**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Industrial car park / yard**Developable Area (Ha): **0.46**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban area. The site is located on Parkhouse Industrial Estate East, and is in active use for employment purposes. Access to the site can only be achieved through the industrial estate. Collectively this makes the site unsuitable for housing development. A Site Biological Importance (Bradwell Wood) borders the northern and eastern boundary. The site has limited access to a range of services and facilities. Land owner is currently unknown.

## 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

**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: **<800m**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:	<b>Land West of Speedwell Road, Parkhouse Industrial Estate (East)</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	<b>BW25</b>	Developable site	<input type="checkbox"/>
Ward:	<b>Bradwell</b>	Estimated Potential Capacity:	<b>36</b>
Greenfield or brownfield	<b>Brownfield</b>	Density applied (dph):	<b>50</b>
Land Owner	<b>Unknown</b>	Developable Area Applied:	<b>85%</b>
Site use:	<b>Industrial car park / yard</b>	Developable Area (Ha):	<b>0.71</b>
		Estimated Potential Capacity:	<b>36</b>
		Site Gross Capacity:	<b>36</b>
		Delivery Period	<b>0 - 5: 0</b>
			<b>6 - 10: 0</b>
			<b>11 - 15: 0</b>
		Call for Site:	<input type="checkbox"/>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Suitable</b>
Availability:	<b>Unavailable</b>	Achievability:	<b>Achievable</b>
		Viability:	<b>Viable</b>

The site is located within the Newcastle urban area. The site forms part of Parkhouse Industrial Estate (East) and appears to be in employment and ancillary uses (yard / car park). The site is surrounded by employment development which makes it unsuitable for housing development. Part of the site was previous used as a landfill. The site has access to some services and facilities. Land owner is currently unknown.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	<b>Unsuitable</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	<b>None Agricultural</b>	Landscape Characte	<b>None - urban area</b>

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>None</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>On site</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<b>&lt;800m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>
Post Office:	<b>&lt;1600m</b>	Primary School:	<b>&lt;800m</b>	Secondary School:	<b>&lt;1600m</b>
College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>	Covenience Store	<b>&gt;1600m</b>
Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Longbridge Hayes Industrial Estate. The site has poor access to a range of services and facilities. Development high risk area on site. Land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Longbridge Hayes Industrial Estate. The site is in use for employment and ancillary uses (car park). Access to the site can only be achieved through the industrial estate. The site has limited access to a range of services and facilities. Land owner is currently unknown.

## 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:	<b>Land at Talke Road (A34), Bradwell</b>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<b>BW28</b>	Developable site	<input type="checkbox"/>				
Ward:	<b>Bradwell</b>	Gross Site Area (Ha):	<b>0.14</b>	Estimated Potential Capacity:	<b>7</b>		
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>50</b>	Site Gross Capacity:	<b>7</b>		
Land Owner	<b>NuLBC</b>	Developable Area Applied:	<b>95%</b>	Delivery Period	<b>0 - 5: 0</b>		
Site use:	<b>Greenspace</b>	Developable Area (Ha):	<b>0.13</b>	Call for Site:	<input type="checkbox"/>	<b>6 - 10: 0</b>	<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Unavailable</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

The site is located within the Newcastle urban area, and is considered unsuitable for development because of its narrow and irregular shape. Mature trees are also present on site. The site has access to some services and facilities. Access from Talke Road is restricted to left in left out. The land owner is not promoting the site for development.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Urban</b>	Landscape Characte	<b>None - urban area</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 1000 years</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>None</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<b>&lt;800m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>	Post Office:	<b>&lt;800m</b>
Primary School:	<b>&lt;800m</b>	Secondary School:	<b>&lt;1600m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Covenience Store	<b>&gt;1600m</b>	Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## Site Details

Site address: **Site at the end of Speedwell Road (2), Parkhouse Industrial Estate (East)**Deliverable site SHELAA number: **BW29**Developable site Ward: **Bradwell**Gross Site Area (Ha): **1.37**Estimated Potential Capacity: **58**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **58**Land Owner **Unknown**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Vacant Land**Developable Area (Ha): **1.16**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban, area and forms part of Parkhouse Industrial Estate (East). Access to the site can only be achieved through the industrial estate. A Site of Biological Importance (Bradwell Wood) adjoins the eastern boundary. The site has limited access to a range of services and facilities. Some mature trees on site. Land owner is currently unknown.

## 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

**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: **<800m**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:	Land at High Carr, Talke Road, Bradwell	Deliverable site	<input type="checkbox"/>			
SHELAA number:	BW3	Developable site	<input type="checkbox"/>			
Ward:	Bradwell	Gross Site Area (Ha):	15.74	Estimated Potential Capacity:	630	
Greenfield or brownfield	Greenfield	Density applied (dph):	50	Site Gross Capacity:	630	
Land Owner	NuLBC	Developable Area Applied:	80%	Delivery Period	0 - 5: 0	
Site use:	Open space	Developable Area (Ha):	12.6	Call for Site:	<input type="checkbox"/>	6 - 10: 0
						11 - 15: 0

## Summary Comments

Housing Suitability:	Unsuitable	Employment Suitability:	Unsuitable		
Availability:	Unavailable	Achievability:	Achievable	Viability:	Viable

A Green Belt site bordering the Newcastle urban area. Site is identified as high quality / high value Natural and semi-natural greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'very poor'. High Carr Business Park adjoins the southern boundary. Part of the site to the north-east is a Biodiversity Alert Site (High Carr Colliery). The whole site is heavily wooded. Land owner is not actively promoting the site. Availability assessment reflects this. Development high risk areas, mineshafts and previous landfill on site. The site has poor access to range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate
Playing Pitch Strategy:		Open Space Strategy:	Natural and Semi-Natural Greenspace
Economic Needs Assessment:	Very poor	Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input checked="" type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input checked="" type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	None Agricultural	Landscape Characte	South Kidsgrove Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input checked="" type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
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:  Deliverable site

SHELAA number:  Developable site

Ward:  Gross Site Area (Ha):  Estimated Potential Capacity:

Greenfield or brownfield  Density applied (dph):  Site Gross Capacity:

Land Own:  Developable Area Applied:  Delivery Period 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

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:  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:	<input type="text" value="Land West of Douglas Road, Cross Heath"/>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<input type="text" value="CH5"/>	Developable site	<input type="checkbox"/>				
Ward:	<input type="text" value="Cross Heath"/>	Gross Site Area (Ha):	<input type="text" value="3.01"/>	Estimated Potential Capacity:	<input type="text" value="83"/>		
Greenfield or brownfield	<input type="text" value="Greenfield"/>	Density applied (dph):	<input type="text" value="50"/>	Site Gross Capacity:	<input type="text" value="83"/>		
Land Owner	<input type="text" value="NuLBC"/>	Developable Area Applied:	<input type="text" value="85%"/>	Delivery Period	0 - 5: <input type="text" value="0"/>		
Site use:	<input type="text" value="Open space"/>	Developable Area (Ha):	<input type="text" value="1.65"/>	Call for Site:	<input type="checkbox"/>	6 - 10: <input type="text" value="0"/>	11 - 15: <input type="text" value="0"/>

## Summary Comments

Housing Suitability:	<input type="text" value="Unsuitable"/>	Employment Suitability:	<input type="text" value="Unsuitable"/>		
Availability:	<input type="text" value="Unavailable"/>	Achievability:	<input type="text" value="Achievable"/>	Viability:	<input type="text" value="Viable"/>

The site is located within the Newcastle urban area. The site is identified as a high quality / low value Park and Garden / Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. The site has access to a range of services and facilities. Public right of way adjoins part of the eastern boundary.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	<input type="text"/>
Playing Pitch Strategy:	<input type="text"/>	Open Space Strategy:	<input type="text" value="Multiple typologies (2 in total)"/>
Economic Needs Assessment:	<input type="text"/>	Low Zero Carbon Opportunitie	<input type="text" value="Unsuitable"/>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input checked="" type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<input type="text" value="Urban"/>	Landscape Characte	<input type="text" value="None"/>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<input type="text" value="1 in 100 years"/>	Flood Zone	<input checked="" type="checkbox"/>	Flood Zone	<input checked="" type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<input type="text" value="Within 250m"/>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<input type="text" value("&lt;400m")"=""/>	Hospital:	<input type="text" value("&gt;1600m")"=""/>	Open Space:	<input type="text" value("&lt;400m")"=""/>	Post Office:	<input type="text" value("&lt;800m")"=""/>
Primary School:	<input type="text" value("&lt;800m")"=""/>	Secondary School:	<input type="text" value("&lt;800m")"=""/>	College:	<input type="text" value("&lt;800m")"=""/>	Town Centre:	<input type="text" value("&lt;1600m")"=""/>
Covenience Store	<input type="text" value("&lt;1600m")"=""/>	Supermarket:	<input type="text" value("&lt;400m")"=""/>	Bus Stop:	<input type="text" value("&lt;400m")"=""/>	Train Station:	<input type="text" value("&gt;1600m")"=""/>



## Site Details

Site address: **Land between Albany Road and Croft Road,**Deliverable site SHELAA number: **CH6****Cross Heath**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **2.1**Estimated Potential Capacity: **84**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **84**Land Owner **NuLBC**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Open space / play area**Developable Area (Ha): **1.68**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area. The site is identified as a high quality / low value Park and Garden, and low quality / low value Provision for Children and Teenagers in the Open Space Strategy 2022. Croft Road Industrial Estate adjoins part of the southern boundary. Sub soil and grass previously tipped on site to fill a depression. The site has access to a range of services and facilities. Public right of way adjoins part of the eastern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Multiple typologies (2 in total)**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 **None**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: **<800m**Secondary School: **<800m**College: **<1600m**Town Centre: **<1600m**Covenience Store **<1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Playground at rear of Lincoln Avenue, Clayton**Deliverable site SHELAA number: **CL1**Developable site Ward: **Clayton**Gross Site Area (Ha): **0.26**Estimated Potential Capacity: **7**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **7**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Play ground / green space**Developable Area (Ha): **0.17**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

An irregular shaped site located within the Newcastle urban area. Access off Lincoln Avenue appears to be narrow and would require improvements. Developable area calculation takes this into account. Due to these constraints the site is considered unsuitable for development. The site has access to a range of services and facilities. The land owner is not promoting the site for development.

## 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 **Within 250m**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: **<800m**Secondary School: **<1600m**College: **>1600m**Town Centre: **<1600m**Covenience Store **<1600m**Supermarket: **<800m**Bus Stop: **<400m**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 Owner  Developable Area Applied:  Delivery Period

Site use:  Developable Area (Ha):  Call for Site:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

A Green Belt site bordering the Newcastle urban area, and is promoted for housing development. A proportion of the site is a Biodiversity Alert Site (Ferndown Local Nature Reserve). Part of the site is also heavily wooded. Developable area calculation takes this into account. The site has limited access to a range of services and facilities. Public right of way runs alongside the eastern boundary.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunity

## 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:

Covergence 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## 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. The presence of numerous mature trees on site creates a potential developable area that is irregular in shape. As a result the site would be unsuitable for development. Furthermore, the land owner is not promoting the site for development. 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 

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site located within the Newcastle urban area. The site is irregular in shape and has numerous mature trees which makes it unsuitable for development. 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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. Ancient woodland (Rakes Wood) and Clayton Conservation Area adjoins part of the western boundary. 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

## 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: **Land South-East of Cambridge Drive (1), Clayton**Deliverable site SHELAA number: **CL9**Developable site Ward: **Westbury Park & Northwood**Gross Site Area (Ha): **2.02**Estimated Potential Capacity: **65**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **65**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.62**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A land locked Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. Ancient woodland (Rakes Wood) and Clayton Conservation Area adjoins the western boundary. Despite the site being land locked, it is being promoted alongside SHELAA reference CL8 which can be accessed via Cambridge Drive. Amalgamation of the two sites is possible to resolve the access issue. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**Lyme River Valley**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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: **>1600m**Secondary School: **<400m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land at Red Street and High Carr Farm, Chesterton</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	CT1	Developable site	<input type="checkbox"/>
Ward:	Crackley & Red Street	Estimated Potential Capacity:	778
Greenfield or brownfield	Greenfield	Density applied (dph):	50
Land Own	Private	Developable Area Applied:	80%
Site use:	Agriculture	Developable Area (Ha):	15.56
		Estimated Potential Capacity:	778
		Site Gross Capacity:	778
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area, and in relatively close proximity to the Kidsgrove urban area. The site is promoted for housing development and open space. The site is promoted for housing development. The Economic Needs Assessment grades the site as 'good', and indicates housing development would be more suitable for viability reasons. Access via the A34 (Talke Road) has no public footpaths or street lighting, and is limited to left in / left out. Bells Hollow is single lane road with no footpaths or street lighting. Talke Road / Liverpool Road could provide an alternative access, but this also has no street lighting or public footpaths on the site side. The site has limited access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Weak
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:	Good	Low Zero Carbon Opportunitie	More constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 4	Landscape Characte	South Kidsgrove Coalfield Farmlands

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<800m
Post Office:	<1600m	Primary School:	<800m	Secondary School:	>1600m
College:	>1600m	Town Centre:	>1600m	Covenience Store	>1600m
Supermarket:	>1600m	Bus Stop:	<400m	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 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 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

The site is located within the Newcastle urban area. The site is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. The site has access to a range of services and services. Public right of way on site.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunity

## 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. The site has poor access to a range of services and facilities. Public right of way and development high risk areas on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. Site information provided indicates that site's availability is effected by an existing tenancy for agricultural purposes. No information is provided as to when this arrangement could cease. Part of the site is identified as high quality / high value Amenity Greenspace in the Open Space Strategy 2022. Numerous mature trees on site. Developable area calculation takes this into account. Highway access off the A34 is currently limited to left in / left out. The site has access to some services and facilities. Development high risk areas and public right of way on site

## Planning and Sustainability

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

## 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: **Land off Hammond Road, 4 Parkhouse Industrial Estate**Deliverable site SHELAA number: **CT34**Developable site Ward: **Holditch & Chesterton**Gross Site Area (Ha): **0.59**Estimated Potential Capacity: **25**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **25**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Depot yard**Developable Area (Ha): **0.5**Call for Site:  **6 - 10: 0****11 - 15: 0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and forms part of Parkhouse Industrial Estate (West). The site appears to be in active use for employment and ancillary uses (yard). The site is surrounded by employment development which makes it unsuitable for housing development. Access to the site can only be achieved through the industrial estate. Former marl pit on site. 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 **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 / 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: **<800m**Primary School: **<400m** Secondary School: **<1600m** College: **>1600m** Town Centre: **>1600m**Covenience Store **>1600m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Site at the end of Rosevale Business Park,  
Parkhouse Industrial Estate**Deliverable site SHELAA number: **CT35**Developable site Ward: **Holditch & Chesterton**Gross Site Area (Ha): **0.18**Estimated Potential Capacity: **9**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **9**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Yard / car park**Developable Area (Ha): **0.17**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Parkhouse Industrial Estate (West). The site is in active use for employment and ancillary uses (car park). The site is surrounded by employment development which makes it unsuitable for housing development. Access to the site can only be achieved through the industrial estate. Former marl pit on site. 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 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

**None Agricultural**

Landscape Character

**None - urban area**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area 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: **<800m**Primary School: **<400m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Site at Brick-Kiln Lane / Rosevale Road junction, Chesterton**Deliverable site SHELAA number: **CT36**Developable site Ward: **Holditch & Chesterton**Gross Site Area (Ha): **0.22**Estimated Potential Capacity: **11**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **11**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Employment**Developable Area (Ha): **0.21**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area and forms part of Parkhouse Industrial Estate (West). The site is in active for employment and ancillary uses (yard). The site is surrounded by employment development which makes it unsuitable for housing development. 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

**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 1000 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: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<400m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**



## Site Details

Site address: **Site at Henshall Road, Parkhouse Industrial Estate (West)**Deliverable site SHELAA number: **CT37**Developable site Ward: **Holditch & Chesterton**Gross Site Area (Ha): **0.12**Estimated Potential Capacity: **6**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **6**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Car park / yard**Developable Area (Ha): **0.11**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area and forms part of Parkhouse Industrial Estate (West). The site appears to be in active use for employment and ancillary uses (yard). Access to the site can only be achieved through the industrial estate. The site is surrounded by employment development which makes it unsuitable for housing development. 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

**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: **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: **<800m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land opposite High Carr Business Park (West of A34)** Deliverable site

SHELAA number: **CT4** Developable site

Ward: **Holditch & Chesterton** Gross Site Area (Ha): **6.24** Estimated Potential Capacity: **250**

Greenfield or brownfield **Greenfield** Density applied (dph): **50** Site Gross Capacity: **250**

Land Owner **NuLBC** Developable Area Applied: **80%** Delivery Period **0 - 5: 0**

Site use: **Agriculture** Developable Area (Ha): **5** Call for Site:  **6 - 10: 0**  
**11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**

Availability: **Likely to become available** Achievability: **Achievable** Viability: **Viable**

A Green Belt site bordering the Newcastle urban area. The Economic Needs Assessment grades the site as 'poor' and considers the site to be long term opportunity for development. Site availability is subject to an agricultural tenancy arrangement. Bell's Hollow is a single lane road with no footpaths or street lighting. Highway access off the A34 is currently limited to left in / left out. Development high risk area, mineshafts and public right of way on site. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt  Green Belt Assessment: **Weak**

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment: **Poor** 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 **Grade 4 / none** Landscape Characte **South Kidsgrove Coalfield Farmlands**

## 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: **<800m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<1600m**

Primary School: **<800m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**

Covenience Store **>1600m** Supermarket: **>1600m** Bus Stop: **<400m** 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 Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site that borders the Newcastle urban area. The site is promoted for employment, community / sport facilities and open space. The site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'average', and recognises the sites potential for multi-use development. The majority of the site is also a Biodiversity Alert Site (Apedale Disused Tip). Part of the site is effected by flood zones 2 and 3. Developable area calculation reduced to take into the heavily wooded and flood zone areas. Access via Apedale Road has no footpaths or street lighting. Development high risk areas on site. 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:	<input type="text" value="Playing field at London Road, Chesterton"/>	Deliverable site	<input type="checkbox"/>			
SHELAA number:	<input type="text" value="HD12"/>	Developable site	<input type="checkbox"/>			
Ward:	<input type="text" value="Holditch &amp; Chesterton"/>	Gross Site Area (Ha):	<input type="text" value="2.39"/>	Estimated Potential Capacity:	<input type="text" value="61"/>	
Greenfield or brownfield	<input type="text" value="Greenfield"/>	Density applied (dph):	<input type="text" value="50"/>	Site Gross Capacity:	<input type="text" value="61"/>	
Land Owner	<input type="text" value="NuLBC"/>	Developable Area Applied:	<input type="text" value="85%"/>	Delivery Period	0 - 5: <input type="text" value="0"/>	
Site use:	<input type="text" value="Open space / playing fields"/>	Developable Area (Ha):	<input type="text" value="1.22"/>	Call for Site:	<input type="checkbox"/>	6 - 10: <input type="text" value="0"/>
						11 - 15: <input type="text" value="0"/>

## Summary Comments

Housing Suitability:	<input type="text" value="Potentially suitable"/>	Employment Suitability:	<input type="text" value="Potentially suitable"/>		
Availability:	<input type="text" value="Unavailable"/>	Achievability:	<input type="text" value="Achievable"/>	Viability:	<input type="text" value="Viable"/>

The site is located within the Newcastle urban area, and is not being promoted for development. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Furthermore, the site is part of the Urban Tree Planting Strategy (carbon capture). Flood Zones 2 and 3 confined to a very small section within the south-west boundary. Developable area calculation takes into account the numerous mature trees on site. The site has access to some services and facilities. Public right of way adjoins part of the western boundary.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	<input type="text"/>
Playing Pitch Strategy:	<input type="text"/>	Open Space Strategy:	<input type="text" value="Amenity Greenspace"/>
Economic Needs Assessment:	<input type="text"/>	Low Zero Carbon Opportunitie	<input type="text" value="Unsuitable area"/>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input checked="" type="checkbox"/>		
Agricultural Land Classification	<input type="text" value="Urban"/>	Landscape Characte	<input type="text" value="None - urban area"/>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<input type="text" value="1 in 30 years"/>	Flood Zone	<input checked="" type="checkbox"/>	Flood Zone	<input checked="" type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<input type="text" value="None"/>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<input type="text" value="&lt;800m"/>	Hospital:	<input type="text" value="&gt;1600m"/>	Open Space:	<input type="text" value="&lt;400m"/>	Post Office:	<input type="text" value="&lt;1600m"/>
Primary School:	<input type="text" value="&lt;800m"/>	Secondary School:	<input type="text" value="&lt;1600m"/>	College:	<input type="text" value="&gt;1600m"/>	Town Centre:	<input type="text" value="&gt;1600m"/>
Covenience Store	<input type="text" value="&gt;1600m"/>	Supermarket:	<input type="text" value="&lt;1600m"/>	Bus Stop:	<input type="text" value="&lt;400m"/>	Train Station:	<input type="text" value="&gt;1600m"/>

## 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and appears to be fully built out and in active use for employment purposes. The Economic Needs Assessment grades the site as 'average', and recognises the site is longer available. Loomer Road Industrial Estate adjoins the western boundary, and Holditch Industrial Estate adjoins the eastern boundary of the site. The site is predominantly surrounded by employment development which makes it unsuitable for housing development. Flood zones 2 and 3 are confined to a small section along the north-eastern boundary of the site. 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:	<b>Land at Meadow Street / London Road, Chesterton</b>	Deliverable site	<input type="checkbox"/>			
SHELAA number:	<b>HD17</b>	Developable site	<input type="checkbox"/>			
Ward:	<b>Holditch &amp; Chesterton</b>	Estimated Potential Capacity:	<b>41</b>			
Greenfield or brownfield	<b>Brownfield</b>	Density applied (dph):	<b>50</b>	Site Gross Capacity:	<b>41</b>	
Land Owner	<b>SCC</b>	Developable Area Applied:	<b>85%</b>	Delivery Period	<b>0 - 5: 0</b>	
Site use:	<b>Employment / sports pitch</b>	Developable Area (Ha):	<b>0.82</b>	Call for Site:	<input type="checkbox"/>	<b>6 - 10: 0</b>
						<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Unavailable</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

The site is located within the Newcastle urban area. It appears to be fully built out and in active use for employment purposes. The Economic Needs Assessment grades the site as 'good', but recognises the site is fully utilised. Loomer Road Industrial Estate and Holditch Industrial Estate are in close proximity to the site. The site is predominantly surrounded by employment development which makes it unsuitable for housing development. Developable area calculation only takes into account the football pitch which is identified in the Play Pitch Strategy 2020 with the recommendation to be protected and enhanced. Flood zones 2 and 3 is confined to a small area within the north eastern boundary. Site has access to some services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:	<b>Protect and enhance</b>	Open Space Strategy:	
Economic Needs Assessment:	<b>Good</b>	Low Zero Carbon Opportunitie	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Urban</b>	Landscape Characte	<b>None - urban area</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 30 years</b>	Flood Zone	<input checked="" type="checkbox"/>	Flood Zone	<input checked="" type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>None</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<b>&lt;400m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>	Post Office:	<b>&lt;1600m</b>
Primary School:	<b>&lt;400m</b>	Secondary School:	<b>&lt;800m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Covenience Store	<b>&gt;1600m</b>	Supermarket:	<b>&lt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'average', and suggests the site to be retained for employment use if opportunities occur. Lymedale Business Park adjoins the northern boundary. Part of the site to south-east is designated as a Site of Biological Importance. Overhead power line runs through the site. Public right of way, and flood zones 2 and 3 adjoin part of the southern boundary. The site has limited access to a range of services and facilities. Land owner is currently unknown.

## Planning and Sustainability

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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

An irregular shaped site located within the Newcastle urban area. It forms part of Lyndale Cross Industrial Estate. The site appears to be fully built out in active use for employment purposes with ancillary uses (car park). The Economic Needs Assessment grades the site as 'average', but concludes the site does not lend itself for development. The majority of the site is effected by Flood Zones 2 and 3. Public right of way partially adjoins the north-eastern boundary of the site. Land owner is currently unknown. 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: **Land South of Shralebrook Road, Halmer End**Deliverable site SHELAA number: **HD26**Developable site Ward: **Audley**Gross Site Area (Ha): **1.79**Estimated Potential Capacity: **45**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **45**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.51**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Halmer End settlement. The site is promoted for housing development. A Site of Biological Importance (Hayes Wood) adjoins the western boundary, and a Biodiversity Alert Site (Bateswood) adjoins the southern boundary. Highway access off High Street may require some improvement as it appears to be narrow. The site has access to some services and facilities. Development high risk area is confined within the southern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**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 **Grade 3 and 4**Landscape Characte **Apedale Coalfield Farmlands**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are 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 **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: **<400m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Lymedale Business Park. The site appears to be in active use for employment and ancillary uses (yard). Access to the site can only be achieved through the business park. The site is surrounded by employment development which makes it unsuitable for housing development. The site has access to some services and facilities. The land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Holditch Industrial Estate. The site appears to be in operation as an electrical substation. The site has access to some services and facilities. Public right of way on site. The land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is in very close proximity to Holditch Industrial Estate and Lymedale Business Park. The site is in active use for employment and ancillary uses (yard). Access to the site can only be achieved through the industrial estate / business park. The site is surrounded by employment development which makes it unsuitable for housing development. The site has access to some services and facilities. The land owner is currently unknown.

## 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Lommer Road Industrial Estate. The site appears to be in active use for employment and ancillary uses (yard). The neighbouring SHELAA site (reference: HD15) has planning approval for employment development. Collectively this makes the site unsuitable for housing development because it would be wedged between two employment sites. 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A severely sloping site that is irregular in shape and located within the Newcastle urban area. The site is identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. The combination of mature trees, sloping topography and the site's shape makes it unsuitable for development. 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 

## 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

A Green Belt site bordering the development boundary of Miles Green settlement. The site is promoted for housing development. Due to its shape and orientation the site protrudes into open agricultural land. The site has access to some 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:  Low Zero Carbon Opportunity

## 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:	Land south of Leycett Road, Scot Hay	Deliverable site	<input type="checkbox"/>				
SHELAA number:	HM15	Developable site	<input type="checkbox"/>				
Ward:	Audley	Gross Site Area (Ha):	0.26	Estimated Potential Capacity:	8		
Greenfield or brownfield	Greenfield	Density applied (dph):	30	Site Gross Capacity:	8		
Land Owner	Private	Developable Area Applied:	95%	Delivery Period	0 - 5: 0		
Site use:	Agriculture	Developable Area (Ha):	0.25	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

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

A Green Belt site disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is located in Scot Hay amongst existing ribbon development. The site is promoted for housing development. Leycett Road has no public footpaths or street lighting next to the site. The site has poor access to a range of services and facilities. Public right of way runs alongside the northern boundary.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate (GA)
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	No

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 4	Landscape Characte	Apedale Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
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: **Co-operative Lane, Halmerend (land behind High Street)** Deliverable site   
SHELAA number: **HM21** Developable site

Ward: **Audley** Gross Site Area (Ha): **0.32** Estimated Potential Capacity: **9**  
Greenfield or brownfield: **Greenfield** Density applied (dph): **30** Site Gross Capacity: **9**  
Land Owner: **Unknown** Developable Area Applied: **95%** Delivery Period: 0 - 5: **0**  
Site use: **Residential property / garden** Developable Area (Ha): **0.3** Call for Site:  6 - 10: **0**  
11 - 15: **0**

## Summary Comments

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

The site is located within the development boundary of Halmer End settlement. It appears to fall within the curtilage of an existing property. Access via Co-operative Lane is narrow, and has no public footpaths or street lighting. Some improvement would be required. The site is surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. The landowner is currently unknown. Development high risk area on site, and public right of way adjoins part of the northern boundary.

## Planning and Sustainability

Green Belt  Green Belt Assessment:   
Playing Pitch Strategy:  Open Space Strategy:   
Economic Needs Assessment:  Low Zero Carbon Opportunity: **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: **Grade 3 and 4** Landscape Character: **Apedale Coalfield Farmlands**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument   
Conservation Area  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: **>1600m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<400m**  
Primary School: **<800m** Secondary School: **<400m** College: **>1600m** Town Centre: **>1600m**  
Convenience Store: **<400m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Land adjacent Holly House, Crackley Lane, Scot Hay**Deliverable site SHELAA number: **HM22**Developable site Ward: **Audley**Gross Site Area (Ha): **1.66**Estimated Potential Capacity: **42**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **42**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.41**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is promoted for housing development, and is located in Scot Hay. Crackley Lane has limited stretches of public footpaths. Development high risk areas on site. Public right of way runs alongside the eastern boundary. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate (GA)**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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 **Apedale Coalfield Farmlands**

## 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 **None**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: **Lord Nelson Farm, Wrinehill**Deliverable site SHELAA number: **HM29**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **0.32**Estimated Potential Capacity: **9**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **9**Land Own: **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0.3**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

A Green Belt site disconnected from the development boundary of Betley and Madeley settlements. The nearest rural centre is located over 1.5km away (Betley). The site is promoted for housing development. Housing development on site would not be complaint with Policy BBW2 of the Betley, Balterley and Wrinehill Neighbourhood Development Plan The site has limited access to a range of services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: **Strong (GA)**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 **Grade 3**Landscape Characte **Betley Ancient Clay Farmlands****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: **<800m**Hospital: **>1600m**Open Space: **<800m**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:	<b>Land corner of Main Road and Checkley Lane, Wrinehill</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	HM4	Developable site	<input type="checkbox"/>
Ward:	Madeley & Betley	Estimated Potential Capacity:	29
Greenfield or brownfield	Greenfield	Density applied (dph):	30
Land Owner	Private	Developable Area Applied:	85%
Site use:	Agriculture	Developable Area (Ha):	0.96
		Estimated Potential Capacity:	29
		Site Gross Capacity:	29
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

A Green Belt site disconnected from the development boundary of Betley and Madeley settlement. The site is promoted for housing development. The nearest rural service centre is located over 1.5km away (Betley). Housing development on site would not be compliant with Policy BBW2 of the Betley, Balterley and Wrinehill Neighbourhood Development Plan. The site has limited access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Strong (GA)
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunity	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 3	Landscape Character	Betley Ancient Clay Farmlands

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:		Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<800m	Hospital:	>1600m	Open Space:	<800m
Post Office:	>1600m	Primary School:	>1600m	Secondary School:	>1600m
College:	>1600m	Town Centre:	>1600m	Covergence Store	>1600m
Supermarket:	>1600m	Bus Stop:	<400m	Train Station:	>1600m

## Site Details

Site address:	Land at 61 & 63 High Street, Alsagers Bank	Deliverable site	<input type="checkbox"/>				
SHELAA number:	HM64	Developable site	<input type="checkbox"/>				
Ward:	Audley	Gross Site Area (Ha):	0.43	Estimated Potential Capacity:	12		
Greenfield or brownfield	Greenfield	Density applied (dph):	30	Site Gross Capacity:	12		
Land Owner	Private	Developable Area Applied:	95%	Delivery Period	0 - 5: 0		
Site use:	Agriculture	Developable Area (Ha):	0.41	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

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

A Green Belt site bordering the development boundary of Alsagers Bank settlement. The site is promoted for housing development. Demolition of an existing property is required to gain access onto the site from High Street. The site has access to some services and facilities. Development high risk area on site.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Strong
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 4	Landscape Characte	Apedale Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	Within 250m
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

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

**Site Details**Site address: **Land South of Hougher Wall Road, Audley**Deliverable site SHELAA number: **HM66**Developable site Ward: **Audley**Gross Site Area (Ha): **2.25**Estimated Potential Capacity: **54**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **54**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.8**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development, and has access to some services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**Apedale Coalfield Farmlands****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: **<400m**Primary School: **<1600m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land West of Heathcote Road, Miles Green**Deliverable site SHELAA number: **HM8**Developable site Ward: **Audley**Gross Site Area (Ha): **5.25**Estimated Potential Capacity: **126**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **126**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **4.2**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Halmer End and Miles Green settlement. The site is promoted for housing development. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunity **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 **Grade 3 and 4**

Landscape Characte

**Apedale Coalfield Farmlands**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are 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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<1600m**Secondary School: **<400m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**



## Site Details

Site address: **Land at Mount Road / Winghay Road junction, Kidsgrove** Deliverable site

SHELAA number: **KG14** Developable site

Ward: **Newchapel & Mow Cop** Gross Site Area (Ha): **0.15** Estimated Potential Capacity: **6**

Greenfield or brownfield **Greenfield** Density applied (dph): **40** Site Gross Capacity: **6**

Land Owner **Private** Developable Area Applied: **95%** Delivery Period **0 - 5:** **0**

Site use: **Vacant land** Developable Area (Ha): **0.14** Call for Site:  **6 - 10:** **0**  
**11 - 15:** **0**

## Summary Comments

Housing Suitability: **Suitable** Employment Suitability: **Unsuitable**

Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**

The site is located within the Kidsgrove urban area. Information provided indicates the site is not being promoted for future development. Availability assessment reflects this. The site is located within a wider area previously used for landfill. The site is predominantly surrounded by residential development, and is in close proximity to a medical centre which makes it unsuitable for employment development. The site has access to some services and facilities. Public right of way adjoins the southern and western boundary. Development high risk area on site.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  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 **Grade 4** Landscape Character **None - urban area**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument

Conservation Area  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 **Within 250m**

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: **<1600m**

Primary School: **<800m** Secondary School: **<800m** College: **>1600m** Town Centre: **<1600m**

Convenience Store **>1600m** Supermarket: **<1600m** Bus Stop: **<400m** 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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and promoted for housing development. Planning approval for 8 town houses (Ref. 20/00540/OUT) refused due to the loss of a both visually and functionally important area of amenity space, and harmful impact to the local character and appearance of the area. Suitability assessment reflects this. The site has 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: 

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: **William Road, Kidsgrove (site of the Galley PH)**Deliverable site SHELAA number: **KG6**Developable site Ward: **Kidsgrove & Ravenscliffe**Gross Site Area (Ha): **0.18**Estimated Potential Capacity: **7**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **7**Land Own **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Vacant site**Developable Area (Ha): **0.17**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Kidsgrove urban area. A decision for the planning approval of 10 town houses (Ref. 22/00296/FUL) is currently pending. Estimated potential capacity is based on the SHELAA methodology until planning approval is granted. The site is surrounded by residential development which makes it unsuitable for employment development. The site has 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: 

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: **None1 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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **<800m**College: **>1600m**Town Centre: **<800m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **<800m**

## 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 Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site that is heavily wooded. Tree Preservation Order on site. The site is promoted for housing, food & drink and tourist accommodation. The site is in very close proximity to Keele Hall Registered Park and Garden. 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: **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 South-East of Keele University**Deliverable site SHELAA number: **KL14**Developable site Ward: **Keele**Gross Site Area (Ha): **26.13**Estimated Potential Capacity: **56**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **56**Land Own **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **2.8**Call for Site: **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

A Green Belt site disconnected but in close proximity to the Newcastle urban area. The site is promoted for a variety of uses including housing, employment, education, health and renewable energy. The site has recently been developed for renewable energy generation including two wind turbines (Ref. 18/00933/FUL), and a solar photovoltaic farm and energy storage facility (Ref. 18/00934/FUL). Approximately 75% of the site is designated as a Registered Park and Garden. Part of the site is heavily wooded. Developable area calculation takes the site constraints into account. A Biodiversity Alert Site (Pie Rough) partially adjoins the eastern boundary. A Site of Biological Importance (Spring Wood) adjoins the western boundary. A Keele Hall Conservation Area partially adjoins of the western boundary. Overhead power line runs across the site. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**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 **Grade 3**Landscape Characte **Keele Ancient Redland Farmlands**

## 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: **<800m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land South of A525 between Keele University and Newcastle</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	KL15	Developable site	<input type="checkbox"/>
Ward:	Keele	Gross Site Area (Ha):	18.05
Greenfield or brownfield	Greenfield	Density applied (dph):	20
Land Own	Private	Developable Area Applied:	80%
Site use:	Vacant land	Developable Area (Ha):	13.02
		Estimated Potential Capacity:	260
		Site Gross Capacity:	260
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

A Green Belt site located in close proximity to the Newcastle urban area. The site is promoted for a variety of uses including housing, employment, education, health and renewable energy. The Economic Needs Assessment grades the site as 'good', and recognises the site's potential for mixed use development. The site is part of a masterplanning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barkers Wood and Rosemary Hill Wood) partially adjoin the western boundary. A Site of Biological Importance (Rosemary Wood) and Biodiversity Alert Site (Hands Wood) partially adjoin the eastern boundary. Ancient woodland also partially adjoins the eastern boundary. The site has minor pockets of heavily wooded areas with the developable area calculation taking this into account. Overhead power line runs across the site. The site has limited access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:	Good	Low Zero Carbon Opportunitie	More constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input checked="" type="checkbox"/>
		Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 3	Landscape Characte	Keele Ancient Redland Farmlands		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 100 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
		Post Office:	<1600m		
Primary School:	<1600m	Secondary School:	<800m	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 Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. Approximately 65% of the site is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. This part of the site is also identified as a Biodiversity Alert Site (Haying Wood). Developable area calculation takes this into account. To the north access off Lycett Lane appears to be a gated with a private single lane track. To the south alternative access can be achieved from Hollywood Lane. Neighbouring underground fire site (SHELAA site reference KL16) provides a potential environmental / amenity concern. The site has limited access to a range of services and facilities. Development high risk areas and public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site in close proximity to the Newcastle urban area. The site is promoted for housing development. Part of the site to the south west is characterised by steep topography. Developable area calculation reflects this. A Biodiversity Alert Site (Redheath Plantation) adjoins the eastern boundary. A Regional Important Geological Site (Quarry Bank) is confined to small area adjoining the southern boundary. Development high risk area on site. 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: 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:	<b>Land South of A525 and either side of Quarry Bank Road, Keele</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	KL21	Developable site	<input type="checkbox"/>
Ward:	Keele	Estimated Potential Capacity:	382
Greenfield or brownfield	Greenfield	Density applied (dph):	20
Land Owner	Private	Developable Area Applied:	80%
Site use:	Agriculture	Developable Area (Ha):	19.1
		Estimated Potential Capacity:	382
		Site Gross Capacity:	352
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

Two Green Belt parcels either side of Quarry Bank Road located in close proximity to Keele Village and the Newcastle urban area. The site is promoted for multiple uses including housing, retail and education. Keele Conservation Area is located between the two land parcels. Land surrounding Keele village could be important in terms of the setting of the conservation area. The site has access to some services and facilities. Public right of way on western land parcel.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate (GA)
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area / more constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input checked="" type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
		Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 3	Landscape Characte	Keele Ancient Redland Farmlands		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

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

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
		Post Office:	<1600m		
Primary School:	<400m	Secondary School:	>1600m	College:	>1600m
		Town Centre:	>1600m		
Covenience Store	<400m	Supermarket:	>1600m	Bus Stop:	<400m
		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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site in close proximity to Keele village and the Newcastle urban area. The site is in active use and safeguarded for the cemetery. The cemetery is considered high quality / high value in the Open Space Strategy 2022. The remaining part of the site is used for agricultural purposes. A Biodiversity Alert Site (Redheath Plantation) is adjacent to the northern boundary. 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 Opportunity 

## 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:	<input type="text" value="Land West of Keele Road, Keele"/>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<input type="text" value="KL33"/>	Developable site	<input type="checkbox"/>				
Ward:	<input type="text" value="Keele"/>	Gross Site Area (Ha):	<input type="text" value="3.38"/>	Estimated Potential Capacity:	<input type="text" value="54"/>		
Greenfield or brownfield	<input type="text" value="Greenfield"/>	Density applied (dph):	<input type="text" value="20"/>	Site Gross Capacity:	<input type="text" value="54"/>		
Land Owner	<input type="text" value="Private"/>	Developable Area Applied:	<input type="text" value="80%"/>	Delivery Period	0 - 5: <input type="text" value="0"/>		
Site use:	<input type="text" value="Agriculture"/>	Developable Area (Ha):	<input type="text" value="2.7"/>	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: <input type="text" value="0"/>	11 - 15: <input type="text" value="0"/>

## Summary Comments

Housing Suitability:	<input type="text" value="Unsuitable"/>	Employment Suitability:	<input type="text" value="Unsuitable"/>		
Availability:	<input type="text" value="Available"/>	Achievability:	<input type="text" value="Achievable"/>	Viability:	<input type="text" value="Viable"/>

A Green Belt site in close proximity to Keele village. The site is promoted for housing development. Keele Conservation area adjoins the western boundary of the site. Keele Hall Registered Park and Garden is in very close proximity to the site. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	<input type="text" value="Moderate (GA)"/>
Playing Pitch Strategy:	<input type="text"/>	Open Space Strategy:	<input type="text"/>
Economic Needs Assessment:	<input type="text"/>	Low Zero Carbon Opportunitie	<input type="text" value="Unsuitable area / more constrained"/>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<input type="text" value="Grade 3"/>	Landscape Characte	<input type="text" value="Keele Ancient Redland Farmlands"/>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<input type="text" value="None"/>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<input type="text" value="None"/>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
GP Health Centre:	<input type="text" value="&lt;1600m"/>	Hospital:	<input type="text" value="&gt;1600m"/>	Open Space:	<input type="text" value="&lt;400m"/>	Post Office:	<input type="text" value="&lt;1600m"/>
Primary School:	<input type="text" value="&lt;400m"/>	Secondary School:	<input type="text" value="&gt;1600m"/>	College:	<input type="text" value="&lt;800m"/>	Town Centre:	<input type="text" value="&gt;1600m"/>
Covenience Store	<input type="text" value="&lt;400m"/>	Supermarket:	<input type="text" value="&gt;1600m"/>	Bus Stop:	<input type="text" value="&lt;400m"/>	Train Station:	<input type="text" value="&gt;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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site in close proximity to Keele village. The site is promoted for housing development. Keele Conservation Area adjoins the northern boundary of the site. Keele Hall Registered Park and Garden is in very close proximity to the site. The site has access to some services and facilities. Public right of way adjoins a small part of the northern boundary.

## Planning and Sustainability

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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site in close proximity to Keele village and the Newcastle urban area. The site is promoted for housing development and open space. The site has some access to services and facilities. Public right of way adjoins the eastern boundary and is also on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development and open space. The northern boundary is effected by flood zones 2 and 3. Approximatley 60% of the site is a Site of Biological Importance. Some mature trees on site. Developable area calaculation takes this into account. A landfill site (Whitebarn Farm) adjoins the north-western boundary. The site has limited access to a range of services and facilities. Development high risk area, public right of way and overhead power line on site.

## 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:	Land South of Church Lane, Knutton	Deliverable site	<input type="checkbox"/>			
SHELAA number:	KS10	Developable site	<input type="checkbox"/>			
Ward:	Knutton	Gross Site Area (Ha):	0.33	Estimated Potential Capacity:	13	
Greenfield or brownfield	Greenfield	Density applied (dph):	50	Site Gross Capacity:	13	
Land Owner	Private	Developable Area Applied:	95%	Delivery Period	0 - 5: 0	
Site use:	Vacant fields	Developable Area (Ha):	0.26	Call for Site:	<input type="checkbox"/>	6 - 10: 0
						11 - 15: 0

## Summary Comments

Housing Suitability:	Suitable	Employment Suitability:	Unsuitable		
Availability:	Unavailable	Achievability:	Achievable	Viability:	Viable

The site is irregular in shape and located within the Newcastle urban area. Previous information provided indicates the site is not being promoted for future development. Availability assessment reflects this. The site is predominantly surrounded by residential development, and is in close proximity to a primary school which makes it unsuitable for employment development. Developable area calculation takes the irregular shape of the site into account. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

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

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 100 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

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



## Site Details

Site address: **Silverdale Road Cross Roads, Silverdale**Deliverable site SHELAA number: **KS13**Developable site Ward: **Silverdale**Gross Site Area (Ha): **0.87**Estimated Potential Capacity: **19**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **19**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Open space**Developable Area (Ha): **0.37**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area. The site is identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Knutton Industrial Estate and Stonewall Industrial Estate are located in very close proximity to the site. Developable area calculation takes into account the numerous mature trees on site. Part of the site within the southern boundary is effected by flood zones 2 and 3. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Amenity Greenspace**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: **<1600m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Recreation area and car park at Church Street, Silverdale** Deliverable site

SHELAA number: **KS15** Developable site

Ward: **Silverdale** Gross Site Area (Ha): **1.51** Estimated Potential Capacity: **64**

Greenfield or brownfield: **Greenfield** Density applied (dph): **50** Site Gross Capacity: **64**

Land Owner: **NuLBC** Developable Area Applied: **85%** Delivery Period: 0 - 5: **0**

Site use: **Open space** Developable Area (Ha): **1.28** Call for Site:  6 - 10: **0**

11 - 15: **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**

Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**

The site is located within the Newcastle urban area, and identified as a low quality / low value Park and Garden in the Open Space Strategy. Furthermore, the site is identified as a tennis court in the Play Pitch Strategy 2020 with the recommendation to be protected and enhanced. The site has access to some services and facilities. The land owner is not promoting the site for development.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy: **Protect / enhance** Open Space Strategy: **Park and Garden**

Economic Needs Assessment:  Low Zero Carbon Opportunity: **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 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: **<400m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<400m**

Primary School: **<400m** Secondary School: **>1600m** College: **<1600m** Town Centre: **>1600m**

Convenience Store: **>1600m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Land between Cleveland Road and Dismantled Railway, Knutton**Deliverable site SHELAA number: **KS5**Developable site Ward: **Knutton**Gross Site Area (Ha): **1.54**Estimated Potential Capacity: **16**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **16**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **0.39**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. A Site of Biological Importance is located in very close proximity to the northern boundary. A significant section of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. 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

**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: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**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 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 is not being promoted for development. It is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Furthermore, the site is surrounded by residential and commercial uses. The site has 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

An irregular shaped site located within the Newcastle urban area. The site is identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Knutton Industrial Estate is in very close proximity to the western boundary. The site has access to some services and facilities. Numerous mature trees, fault line and development high risk area on site.

## 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:	Land off Newcastle Road (Rowney Farm)	Deliverable site	<input type="checkbox"/>				
SHELAA number:	LW14	Developable site	<input type="checkbox"/>				
Ward:	Loggerheads	Gross Site Area (Ha):	0.44	Estimated Potential Capacity:	8		
Greenfield or brownfield	Greenfield	Density applied (dph):	20	Site Gross Capacity:	8		
Land Own	Private	Developable Area Applied:	95%	Delivery Period	0 - 5: 0		
Site use:	Agricultural field / barn	Developable Area (Ha):	0.42	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

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

The site is isolated and disconnected from the development boundary of Loggerheads settlement. The site is promoted for housing development. Outline planning approval for up to 9 dwellings (Ref. 15/00821/OUT) was refused based on development located within an isolated countryside location, and impacts to the open character of the countryside. Dismissed at appeal (Appeal Ref: APP/P3420/W/15/3141542). Housing development on site would not be complaint with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 2	Landscape Characte	Loggerheads Sandstone Hills & Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
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: **Allotment Land at Hugo Meynell School, Loggerheads** Deliverable site   
SHELAA number: **LW20** Developable site   
Ward: **Loggerheads** Gross Site Area (Ha): **1.18** Estimated Potential Capacity: **20**  
Greenfield or brownfield **Greenfield** Density applied (dph): **20** Site Gross Capacity: **20**  
Land Owner **SCC** Developable Area Applied: **85%** Delivery Period 0 - 5: **0**  
Site use: **Open space** Developable Area (Ha): **1** Call for Site:  6 - 10: **0**  
11 - 15: **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**  
Availability: **Likely to become available** Achievability: **Achievable** Viability: **Viable**

The site is located within the development boundary of Loggerheads settlement, and promoted for housing development. The site is identified as a low quality / low value Allotment in the Open Space Strategy 2022. The site is surrounded by residential development and adjoins a primary school which makes it unsuitable for employment development. Housing development on site would not be complaint with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Furthermore, the site is designated as a Local Green Space in the Neighbourhood Plan. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt  Green Belt Assessment:   
Playing Pitch Strategy:  Open Space Strategy: **Allotment**  
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 **Grade 3** Landscape Characte **Loggerheads Sandstone Hills & Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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: **<400m**  
Primary School: **<400m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**  
Covenience Store **<400m** Supermarket: **>1600m** Bus Stop: **<400m** 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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located outside the development boundary of Loggerheads, and promoted for housing development. Access can only be achieved via an unnamed single laned track which appears to be part of the neighbouring property to the south. Some improvement is required. Parts of Pinewood Road have no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads 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: 

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: **Land at Church Road, Ashley (2)**Deliverable site SHELAA number: **LW27**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **3.11**Estimated Potential Capacity: **50**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **50**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agricultural fields**Developable Area (Ha): **2.49**Call for Site: **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the rural settlement of Ashley, and promoted for housing development. While Church Road could be suitable to provide entry to the site, access to Church Road via Wesleyan Road, Gravelly Hill and School Lane is constrained due to them being single laned with no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Public right of way on site.

**Planning and Sustainability**Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / 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

**Loggerheads Sandstone Hills & Farmlands****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 **None**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: **>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: **Site 1 Charnes Road, Ashley**Deliverable site SHELAA number: **LW29**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **2.21**Estimated Potential Capacity: **35**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **35**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agricultural field**Developable Area (Ha): **1.77**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Charnes Road is constrained due to it being single laned, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be complaint with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / 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

**Loggerheads Sandstone Hills & Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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 **None**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: **>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 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 rural settlement of Ashley, and promoted for housing development. Access via Charnes Road is constrained due to it being single laned, and having no footpaths or street light. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site. Public right of way adjoins a small part of the western boundary.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunity

## 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: **Land at corner of A53 and Sandy Lane, Baldwin's Gate** Deliverable site

SHELAA number: **LW38** Developable site

Ward: **Maer & Whitmore** Gross Site Area (Ha): **2.72** Estimated Potential Capacity: **44**

Greenfield or brownfield **Greenfield** Density applied (dph): **20** Site Gross Capacity: **44**

Land Own: **Private** Developable Area Applied: **80%** Delivery Period 0 - 5: **0**

Site use: **Agriculture** Developable Area (Ha): **2.18** Call for Site:  6 - 10: **0**

11 - 15: **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**

Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site borders the development boundary of Baldwin's Gate, and promoted for housing development. Proposed access via Sandy Lane has no public footpaths or street lighting. A53 also proposed as an alternative access. Junction improvements may be required due to the bend and restricted visibility on the A53. The site falls within a rural residential area, and is wedged between existing residential development which makes it unsuitable for employment development. 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 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 **Grade 3** Landscape Characte **Chapel Chorlton Sandstone Hills & Farmland**

## 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: **<800m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<800m**

Primary School: **<400m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**

Covenience Store **<400m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Church Farm, Bent Lane, Whitmore**Deliverable site SHELAA number: **LW4**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **2.29**Estimated Potential Capacity: **37**Greenfield or brownfield **Brownfield**Density applied (dph): **20**Site Gross Capacity: **37**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Farm**Developable Area (Ha): **1.83**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is isolated and disconnected from the development boundary of Baldwin's Gate settlement. The site has previously been promoted, but no confirmation or update has been provided since. Availability assessment reflects this. The Economic Needs Assessment grades the site as 'average', and recognises the site's potential for mix-use development. The majority of the site falls within the Whitmore Conservation Area. 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 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 **Grade 3**

Landscape Characte

**Chapel Chorlton Hills and Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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:	<b>Land South of Green Lane, Ashley</b>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<b>LW41</b>	Developable site	<input type="checkbox"/>				
Ward:	<b>Loggerheads</b>	Gross Site Area (Ha):	<b>1.44</b>	Estimated Potential Capacity:	<b>25</b>		
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>20</b>	Site Gross Capacity:	<b>25</b>		
Land Own	<b>Private</b>	Developable Area Applied:	<b>85%</b>	Delivery Period	<b>0 - 5: 0</b>		
Site use:	<b>Agriculture</b>	Developable Area (Ha):	<b>1.22</b>	Call for Site:	<input checked="" type="checkbox"/>	<b>6 - 10: 0</b>	<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Available</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Green Lane is constrained due to it being single laned, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Planning permission for 12 dwellings (Ref. 17/00605/FUL) was dismissed at appeal (APP/P3420/W/18/3204512) due to the site not being in an accessible location. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Plan. The site has limited access to a range of services and facilities. Overhead power line and public right of way on site.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Grade 3</b>	Landscape Character	<b>Loggerheads Sandstone Hills &amp; Farmlands</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 1000 years</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>None</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
GP Health Centre:	<b>&lt;800m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>	Post Office:	<b>&gt;1600m</b>
Primary School:	<b>&gt;1600m</b>	Secondary School:	<b>&gt;1600m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Convenience Store	<b>&gt;1600m</b>	Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## Site Details

Site address:	<b>Land West of Manor Road, west of Baldwin's Gate</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	LW42	Developable site	<input type="checkbox"/>
Ward:	Maer & Whitmore	Estimated Potential Capacity:	16
Greenfield or brownfield	Greenfield	Density applied (dph):	20
Land Owner	Private	Developable Area Applied:	85%
Site use:	Residential / agriculture	Developable Area (Ha):	0.79
		Delivery Period	0 - 5: 0 6 - 10: 0 11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

The site is isolated and disconnected from the development boundary of Baldwin's Gate settlement. The site is promoted for housing development. Access via Holly Bush Lane has no public footpaths or street lighting. The site is wedged between what appears to be two isolated executive properties. This makes the site unsuitable for employment development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities	Less constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>	Regional Important Geological Site	<input type="checkbox"/>
Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>
Agricultural Land Classification	Grade 3	Landscape Character	Maer Sandstone Hills & Farmlands		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
Post Office:	<1600m	Primary School:	<1600m	Secondary School:	>1600m
College:	>1600m	Town Centre:	>1600m	Covergence Store	<1600m
Supermarket:	>1600m	Bus Stop:	<1600m	Train Station:	>1600m

## Site Details

Site address: **Land East and West of Lordsley Road, North-East of Loggerheads** Deliverable site

SHELAA number: **LW44** Developable site

Ward: **Loggerheads** Gross Site Area (Ha): **1.3** Estimated Potential Capacity: **22**

Greenfield or brownfield **Brownfield** Density applied (dph): **20** Site Gross Capacity: **22**

Land Owner **Private** Developable Area Applied: **85%** Delivery Period 0 - 5: **0**

Site use: **Car garage / repairs** Developable Area (Ha): **1.11** 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 isolated and disconnected from the development boundary of Loggerheads settlement, and promoted for housing development. Site is in active use for light industrial purposes (car repairs). Access via Lordsley Road is constrained due to it being single laned, and having no public footpaths or street lighting. Furthermore, housing development on this site would not be compliant with Policy LNPG1 of the Loggerheads 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:  Low Zero Carbon Opportunities **Less 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 **Loggerheads Sandstone Hills & Farmlands**

## 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 **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: **<800m** Post Office: **>1600m**

Primary School: **>1600m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**

Convenience Store **>1600m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**



## Site Details

Site address: **Land North of Moss Farm off Chorlton Moss, Baldwin's Gate**Deliverable site SHELAA number: **LW45**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **3.85**Estimated Potential Capacity: **62**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **62**Land Own **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **3.08**Call for Site: **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site borders the development boundary of Baldwin's Gate settlement, and promoted for open space, sports facilities and renewable energy. It is not promoted for housing or employment development which is reflected in the availability assessment. Site promoter proposes access via Sandy Lane. From Sandy Lane access can be achieved via Moss Lane which is single laned and has no public footpaths or street lighting. The surrounding road network does not lend itself to large scale development, particularly employment. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. Access would require some improvement. A Site of Biological Importance (Chorlton Moss) adjoins the eastern boundary. 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 / 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

**Chapel Chorlton Sandstone Hills & 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 **Partially 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: **>1600**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<800m**Train Station: **>1600m**

## Site Details

Site address: **Land at Chorlon Moss, Baldwin's Gate**Deliverable site SHELAA number: **LW48**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **3.31**Estimated Potential Capacity: **40**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **40**Land Own **Private**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **2**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site borders the development boundary of Baldwin's Gate settlement, and promoted for housing development. Access via Moss Lane is constrained due to it being single laned with no public footpaths or street lighting. Access would require improvement. Estimated potential capacity excludes the heavily wooded area of the site. The surrounding road network does not lend itself to large scale development, particularly employment. 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 has access to a range of services and facilities. Public right of way adjoins part of the eastern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area / 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 **Chapel Chorlton Sandstone Hills & Farmland**

## 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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land South of Wrekin House, Muckleston Wood Lane, Loggerheads**Deliverable site SHELAA number: **LW49**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **0.28**Estimated Potential Capacity: **5**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **5**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **0.27**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site borders the development boundary of Loggerheads settlement. Muckleston Wood Lane has no public footpaths or street lighting. An appeal for a four bedroom dwelling (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/17/3191086). Furthermore, development on this site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. 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 Opportunities

**Less 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

**Loggerheads Sandstone Hills & Farmlands**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area 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: **>1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

**Site Details**Site address: **Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads**Deliverable site SHELAA number: **LW53**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **8.35**Estimated Potential Capacity: **134**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **134**Land Own: **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **6.68**Call for Site:  **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site borders the development boundary of Loggerheads settlement, and promoted for housing development and open space. Mucklestone Wood Lane has no public footpaths on the boundary side of the site. Further along Mucklestone Wood Lane to the east an appeal site for a single dwellings (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to forseen harm to the charcter and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/17/3191086). Furthermore, housing development on site would not be complaint with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. 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: 

Low Zero Carbon Opportunitie

**Unsuitable area / 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

**Loggerheads Sandstone Hills & Farmlands****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: **>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 South of Eccleshall Road, Loggerheads**Deliverable site SHELAA number: **LW54**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **9.16**Estimated Potential Capacity: **147**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **147**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **7.33**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Two outline applications for a neighbouring site up to 70 dwellings were refused by the Borough Council in 2018 (Ref: 17/00787/OUT & 18/00637/OUT). A reason for refusal were foreseeable adverse impact on the character and appearance of the area. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. The site has limited access to a range of services and facilities. Overhead power line on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

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 and 4**

Landscape Characte

**Loggerheads Sandstone Hills & Farmlands**

## 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 **<800m**Supermarket: **>1600m**Bus Stop: **<800m**Train Station: **>1600m**

## Site Details

Site address: **Land adjacent to Moss Farm, Baldwin's Gate**Deliverable site SHELAA number: **LW6**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **3.15**Estimated Potential Capacity: **54**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **54**Land Own: **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Open space / agriculture**Developable Area (Ha): **2.68**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site borders the development boundary of Baldwin's Gate settlement, and promoted for housing and retail development. The site has previously been subject to two applications: 99 dwellings (Ref. 16/01101/FUL) where the appeal was withdrawn, and 97 dwellings (Ref. 17/01024/FUL) which was refused. Evidence indicated that the site cannot be developed without an adverse impact to the Site of Biological Importance (Chorlton Moss) which adjoins and overlaps the southern boundary. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. Suitability assessment reflects this. The site has access to a range of services and facilities. Public right of way adjoins the northern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunity: **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 **Grade 3**Landscape Character: **Chapel Chorlton Sandstone Hills & Farmland**

## 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: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land South of Fairgreen Road, Baldwin's Gate</b>	Deliverable site	<input type="checkbox"/>						
SHELAA number:	<b>LW64</b>	Developable site	<input type="checkbox"/>						
Ward:	<b>Maer &amp; Whitmore</b>	Estimated Potential Capacity:	<b>9</b>						
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>20</b>						
Land Owner	<b>Unknown</b>	Developable Area Applied:	<b>85%</b>						
Site use:	<b>School playing field</b>	Developable Area (Ha):	<b>0.46</b>						
		Delivery Period	<table><tr><td>0 - 5:</td><td>0</td></tr><tr><td>6 - 10:</td><td>0</td></tr><tr><td>11 - 15:</td><td>0</td></tr></table>	0 - 5:	0	6 - 10:	0	11 - 15:	0
0 - 5:	0								
6 - 10:	0								
11 - 15:	0								
		Call for Site:	<input type="checkbox"/>						

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>
Availability:	<b>Unavailable</b>	Achievability:	<b>Achievable</b>
		Viability:	<b>Viable</b>

The site is landlocked and borders the development boundary of Baldwin's Gate settlement. The site is in active use as a playing field for Baldwin's Gate C of E Primary School. The land owner is currently unknown. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities. A Site of Biological Importance (Chorlton Moss) is in very close proximity to the site. Public right of way adjoins the northern boundary.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunity	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>	Regional Important Geological Site	<input type="checkbox"/>
Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>
Agricultural Land Classification	<b>Grade 3</b>	Landscape Character	<b>Chapel Chorlton Sandstone Hills &amp; Farmland</b>		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 100 years</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>On site</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<b>&lt;400m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>
Post Office:	<b>&lt;400m</b>	Primary School:	<b>&lt;400m</b>	Secondary School:	<b>&gt;1600m</b>
College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>	Covergence Store	<b>&lt;400m</b>
Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is landlocked and borders the development boundary of Loggerheads settlement. The site is in active use as a playing field for Hugo Meynell C of E (VC) Primary School. The land owner is currently unknown. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.

## 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: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site borders the development boundary of Baldwin's Gate settlement. Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) is currently pending. Development of the site would result in the loss of best and most versatile agricultural land (Grade 2). Junction improvements are required due to the bend and restricted visibility along the A53. Suitability assessment reflects this. Locally listed building and structure in site. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. 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

## 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: **Land at The Elms, Sandy Lane, Baldwin's Gate**Deliverable site SHELAA number: **LW78**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **0.99**Estimated Potential Capacity: **17**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **17**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0.84**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located outside the development boundary of Baldwin's Gate settlement, and promoted for housing development and open space. Access via Sandy Lane has no public footpaths or street lighting, and does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. 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 Opportunity

**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 **Grade 3**

Landscape Character

**Chapel Chorlton Sandstone Hills & Farmland**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area 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 **Within 250m**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: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Gravel Bank, Mucklestone Road, Loggerheads**Deliverable site SHELAA number: **LW81**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **2.29**Estimated Potential Capacity: **37**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **37**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.83**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located outside the development boundary of Loggerheads settlement, and has two refusals for outline permission of up to 70 dwellings (Ref: 17/00787/OUT & 18/00637/OUT). Reasons for refusal were adverse impacts on the character and appearance of the area, and the reliance and increasing usage of private car. Furthermore, housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. Furthermore, Eccleshall Road has no public footpaths or street lighting. Estimated potential capacity is based on the SHELAA methodology. 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

**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

**Loggerheads Sandstone Hills & Farmlands**

## 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: **>1600m**Hospital: **>1600m**Open Space: **<800m**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: **Land adjacent Acreswood, Manor Road, Baldwin's Gate**Deliverable site SHELAA number: **LW83**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **0.66**Estimated Potential Capacity: **11**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **11**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0.56**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is isolated and disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. The site is located at Madeley Park which appears to be made up of some executive housing. Access via Manor Road has no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore 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: 

Low Zero Carbon Opportunity

**Less 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 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: **>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: **<1600m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land North of Stone Road (A51), Baldwin's Gate</b>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<b>LW84</b>	Developable site	<input type="checkbox"/>				
Ward:	<b>Maer &amp; Whitmore</b>	Gross Site Area (Ha):	<b>2.33</b>	Estimated Potential Capacity:	<b>37</b>		
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>20</b>	Site Gross Capacity:	<b>37</b>		
Land Own	<b>Private</b>	Developable Area Applied:	<b>80%</b>	Delivery Period	<b>0 - 5: 0</b>		
Site use:	<b>Agriculture</b>	Developable Area (Ha):	<b>1.86</b>	Call for Site:	<input checked="" type="checkbox"/>	<b>6 - 10: 0</b>	<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Available</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Neighbouring SHELAA site reference LW9 has a refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT). Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Suitability assessment reflects this. Access via Sandy Lane or Woodside has no public footpaths or street lighting. The A51 does have a street lighting and a public footpath on the site side. 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 has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	<b>Less constrained</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Grade 3</b>	Landscape Characte	<b>Maer Sandstone Hills &amp; Farmlands</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>None</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<b>None</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
GP Health Centre:	<b>&lt;1600m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>	Post Office:	<b>&lt;1600m</b>
Primary School:	<b>&lt;1600m</b>	Secondary School:	<b>&gt;1600m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Covenience Store	<b>&lt;1600m</b>	Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## Site Details

Site address: **Land to the rear of Slaters Village, Baldwin's Gate** Deliverable site SHELAA number: **LW86** Developable site 

Ward: **Maer & Whitmore** Gross Site Area (Ha): **2.11** Estimated Potential Capacity: **36**  
Greenfield or brownfield: **Greenfield** Density applied (dph): **20** Site Gross Capacity: **36**  
Land Owner: **Private** Developable Area Applied: **85%** Delivery Period: 0 - 5: **0**  
Site use: **Car park and green space** Developable Area (Ha): **1.79** 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 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 compliant 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 Opportunities: **Less 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:  Landscape Character: **Maer Sandstone Hills & Farmlands**

## Heritage:

Listed Building  Locally Listed:  Scheduled Ancient Monument Conservation Area  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: **None**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: **<400m** Train Station: **>1600m**

## Site Details

Site address: **Land Adjacent to Slaters Stone Road Hill  
Chorlton**Deliverable site SHELAA number: **LW9**Developable site Ward: **Maer & Whitmore**Gross Site Area (Ha): **0.6**Estimated Potential Capacity: **10**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **10**Land Own **Private**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Vacant field**Developable Area (Ha): **0.51**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT) on site. Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Suitability assessment reflects this. The A51 has no public footpaths on the site side. Employment / commercial related development would result in two properties being wedged between different land uses. As a result the site is unsuitable for employment development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood 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: 

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

**Maer Sandstone Hills & Farmlands**

## 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 **None**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: **Land at Brampton Road/Sandy Lane, May Bank**Deliverable site SHELAA number: **MB1**Developable site Ward: **May Bank**Gross Site Area (Ha): **0.85**Estimated Potential Capacity: **17**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **17**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **0.33**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located in the Newcastle urban area, and is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Furthermore, the site is part of the Urban Tree Planting Strategy (carbon capture). Mature trees already exist on site with developable area calculation taking this into account. The Economic Needs Assessment grades the site as 'average', and considers the site unsuitable for employment development. Land owner is not promoting the site for future development. Availability assessment reflects this. The site is subject to an undetermined Village Green Application (VGA). The site falls within the Brampton Conservation area, and makes a important contribution to the area's local character. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Amenity Greenspace**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: **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: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. It is located within the Brampton Conservation Area, and provides an important function to the local character. Steep topography and mature trees on site. Furthermore, the site appears to be within the curtilage of the existing properties at Brampton Court. Collectively the constraints makes the site unsuitable for development. The site has access to a range of services and facilities. Tree Preservation Order on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and part of it is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. This part of the site is also part of the Urban Tree Planting Strategy as identified within SHELAA site reference MB1. The site is heavily wooded, falls within the Brampton Conservation Area, and makes an important contribution to the area's local character. Locally important listed and building and structure on site. The site has access to some services and facilities. Land owner is not promoting the site for future development.

## 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: **Sandy Lane (Fairmont), May Bank**Deliverable site SHELAA number: **MB5**Developable site Ward: **May Bank**Gross Site Area (Ha): **0.28**Estimated Potential Capacity: **3**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **3**Land Owner **Unknown**Developable Area Applied: **20%**Delivery Period **0 - 5: 0**Site use: **Residential property / curtilage**Developable Area (Ha): **0.05**Call for Site: **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and appears to form the curtilage of an existing derelict residential property. The consideration of Policy H7: protection of areas of special character could make it difficult to accommodate a minimum of 5 dwellings on site. Additional housing and increasing density would result in the subdivision of the plot, and impact on the area's local character. The site is predominantly surrounded by residential development including executive housing which makes it unsuitable for employment development. Estimated potential capacity is based on the SHELAA methodology, and takes into account the policy constraint. 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

**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: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and forms part of Garner Street Business Park. The site is in active use for employment purposes. Availability assessment reflects this. The site is predominantly surrounded by employment development which makes it unsuitable for residential development. The site is wedged between the A500 and the West Coast Mainline which would raise amenity concerns. 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 

## 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: **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 Opportunity: **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: **Land Area 2 at Marley Eternit Tiles, Madeley Heath** Deliverable site

SHELAA number: **MD12** Developable site

Ward: **Madeley & Betley** Gross Site Area (Ha): **16.83** Estimated Potential Capacity: **332**

Greenfield or brownfield **Greenfield** Density applied (dph): **30** Site Gross Capacity: **332**

Land Owner **Private** Developable Area Applied: **80%** Delivery Period **0 - 5: 0**

Site use: **Agriculture** Developable Area (Ha): **11.06** Call for Site:  **6 - 10: 0**  
**11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**

Availability: **Available** Achievability: **Achievable** Viability: **Viable**

A Green Belt site bordering the development boundary of Madeley Heath settlement. The site is promoted for housing, education and sports facilities. The M6 motorway runs adjacent to the western boundary which would raise amenity concerns. An area within the north western boundary is effected by flood zone 2 and 3, and consists of a Biodiversity Alert Site. Some mature trees also on site. Developable area calculation takes this into account. Housing development on site would not be complaint with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Development high risk area and public right of way on site.

## Planning and Sustainability

Green Belt  Green Belt Assessment: **Moderate**

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunitie **More / 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 **Madeley Ancient Redland Farmlands**

## 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: **<400m** Secondary School: **<1600m** College: **>1600m** Town Centre: **>1600m**

Covenience Store **<1600m** Supermarket: **>1600m** Bus Stop: **<400m** 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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Access is proposed via New Road / Bowsey Wood Road. However, sections of the road do not have footpaths or street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities. Tree Preservation Order and overhead power line on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunity

## 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:	<b>Land at Furnace Lane and Arbour Close, Madeley</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	MD17	Developable site	<input type="checkbox"/>
Ward:	Madeley & Betley	Estimated Potential Capacity:	12
Greenfield or brownfield	Greenfield	Density applied (dph):	30
Land Owner	NuLBC	Developable Area Applied:	95%
Site use:	Open space	Developable Area (Ha):	0.41
		Delivery Period	0 - 5: 0 6 - 10: 0 11 - 15: 0
		Call for Site:	<input type="checkbox"/>

## Summary Comments

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

The site is located within the development boundary of Madeley settlement, and is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The site is located within a residential area which makes it unsuitable for employment development. However, the site is not being promoted for development. The site has access to a range of services and facilities. Overhead power line on site.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	Natural and Semi-Natural Greenspace
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
		Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 3	Landscape Characte	Madeley Ancient Redland Farmlands		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 1000 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<800m	Hospital:	>1600m	Open Space:	<400m
		Post Office:	<400m		
Primary School:	<1600m	Secondary School:	<800m	College:	>1600m
		Town Centre:	>1600m		
Covenience Store	<400m	Supermarket:	>1600m	Bus Stop:	<400m
		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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on site. Developable area takes this into account. A sewage works adjoins part of the southern boundary which could raise potential amenity and environmental health concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. 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 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: **Land East of Furnace Lane, Madeley**Deliverable site SHELAA number: **MD19**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **1.55**Estimated Potential Capacity: **40**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **40**Land Own: **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.32**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Highway access is constrained as it appears suitable access arrangements may involve a connection from Arbour Close onto an open space site (identified in the Open Space Strategy 2022). Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow at the Newcastle Road junction. A sewage works is in close proximity to the site which could raise potential amenity and environmental health concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunity **Less 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: **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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<1600m**Secondary School: **<800m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<400m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

An isolated Green Belt site disconnected from the development boundary of Madeley and Madeley Heath settlement. The site is promoted for housing development. Heighley Castle Way and Main Road (A531) have limited stretches of footpaths and 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: 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: **Brook House Farm, Madeley**Deliverable site SHELAA number: **MD20**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **39.13**Estimated Potential Capacity: **350**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **350**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **21.14**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site borders the development boundary of Madeley settlement. The site is promoted for housing, education and sports facilities. Madeley Conservation Area adjoins part of the western boundary. Part of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. Housing development on site would not be complaint with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities. Development high risk areas and public right of way on site. Site promotor indicates 350 dwellings can be accommodated on site. Estimated potential capacity calculation reflects this.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**Madeley Ancient Redland Farmlands**

## 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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<800m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

An irregular shaped site located within the development boundary of Madeley settlement. The site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees and scrubland on site. The shape of the site makes it unsuitable to accommodate employment development of any significance. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The West Coast Mainline is in very close proximity to the southern boundary which could raise amenity concerns. The site was previously used as a landfill with evidence of waste. Bower End Lane has no public footpaths or street lighting. 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 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:	Land South of Bar Hill, Madeley	Deliverable site	<input type="checkbox"/>
SHELAA number:	MD25	Developable site	<input type="checkbox"/>
Ward:	Madeley & Betley	Estimated Potential Capacity:	19
Greenfield or brownfield	Greenfield	Density applied (dph):	30
Land Owner	Private	Developable Area Applied:	85%
Site use:	Agriculture	Developable Area (Ha):	0.63
		Delivery Period	0 - 5: 0 6 - 10: 0 11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Estimated potential capacity is based on the SHELAA methodology. However, the shape of the site is irregular which could further influence capacity. The configuration of the bridge over the West Coast Mainline creates (A525 Bar Hill) a blind spot which could lead to vehicular accidents surrounding the site. Suitability assessment reflects this. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities	Less constrained

## Natural Environment

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

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

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

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
GP Health Centre:	<800m	Hospital:	>1600m	Open Space:	<400m
Post Office:	<1600m	Primary School:	<400m	Secondary School:	<1600m
College:	>1600m	Town Centre:	>1600m	Covergence Store	<800m
Supermarket:	>1600m	Bus Stop:	<400m	Train Station:	>1600m

## Site Details

Site address:	<b>Land at New Road, Madeley</b>	Deliverable site	<input type="checkbox"/>			
SHELAA number:	<b>MD28</b>	Developable site	<input type="checkbox"/>			
Ward:	<b>Madeley &amp; Betley</b>	Gross Site Area (Ha):	<b>2.79</b>	Estimated Potential Capacity:	<b>67</b>	
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>30</b>	Site Gross Capacity:	<b>67</b>	
Land Owner	<b>SCC</b>	Developable Area Applied:	<b>80%</b>	Delivery Period	<b>0 - 5: 0</b>	
Site use:	<b>Open space / sports ground</b>	Developable Area (Ha):	<b>2.23</b>	Call for Site:	<input type="checkbox"/>	<b>6 - 10: 0</b>
						<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Unavailable</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

The site is located within the development boundary of Madeley settlement, and designated as a local green space in the Madeley Neighbourhood Development Plan. Suitability assessment reflects this. Furthermore, the site is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. The site has access to a range of services and facilities. Development high risk area and overhead power line on site.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:	<b>Enhance</b>	Open Space Strategy:	<b>Park and Garden</b>
Economic Needs Assessment:		Low Zero Carbon Opportunitie	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Grade 3</b>	Landscape Characte	<b>Madeley Ancient Redland Farmlands</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>None</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	<b>On site</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<b>&lt;800m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;400m</b>	Post Office:	<b>&lt;400m</b>
Primary School:	<b>&lt;1600m</b>	Secondary School:	<b>&lt;400m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Covenience Store	<b>&lt;400m</b>	Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## Site Details

Site address: **Land North of Bar Hill, Madeley**Deliverable site SHELAA number: **MD29**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **15.7**Estimated Potential Capacity: **377**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **377**Land Own **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **12.56**Call for Site: **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Part of the site and proposed access falls within a HS2 safeguard area, and 200m buffer of the proposed route. The site would be positioned between HS2 and the West Coast Mainline which poses amenity concerns. Noise and vibration assessment would be required. Timescales for delivery is questionable due to the construction of HS2. Cumulative impacts of construction is a consideration. Suitability assessment reflects the collective issues. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. Access off Bar Hill is via a narrow track which requires some improvement. Tree Preservation Order and public right of way on site. 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 / 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

**Madeley Ancient Redland Farmlands**

## 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: **<1600m**Primary School: **<400m**Secondary School: **<800m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner  Developable Area Applied:  Delivery Period 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. The site falls within the 200m buffer of the proposed HS2 route. Suitability assessment reflects this. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunity

## 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: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site borders the development boundary of Madelery settlement, and promoted for housing development. Planning approval for up to 42 dwellings (Ref. 13/00990/OUT) but has now lapsed. An application for 38 dwellings was recently withdrawn (Ref. 20/00143/FUL). Estimated potential capacity is based on the SHLAA methodology. The site is predominantly surrounded by residential development making it unsuitable for employment development. The West Coast Mainline is located in close proximity which would raise amenity concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. 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

## 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 Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located outside the development boundary of Madeley settlement, and promoted for housing development and open space. Estimated potential capacity is based on the SHELAA methodology. However, the shape of the site is irregular which could further influence capacity. The configuration of the bridge over the West Coast Mainline (A525 Bar Hill) creates a blind spot which could lead to vehicular accidents surrounding the site. Suitability assessment reflects this. The West Coast Mainline is located in very close proximity to the eastern boundary which could raise amenity concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins part of the western boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunity

## 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: **Land East of Bowsey Wood Road, Madeley**Deliverable site SHELAA number: **MD34**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **9.28**Estimated Potential Capacity: **223**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **223**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agricultural**Developable Area (Ha): **7.42**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development and open space. Access via Bowsey Wood Road has no public footpaths or street lighting. The site has access to some services and facilities. Tree Preservation Order on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Weak**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 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 **Madeley Ancient Redland Farmlands**

## 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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**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: **Five Acres, Bowsey Wood Road, Betley**Deliverable site SHELAA number: **MD38**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **0.85**Estimated Potential Capacity: **14**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **14**Land Own: **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Woodland / open space**Developable Area (Ha): **0.46**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site isolated and disconnected from the development boundary of Madeley settlement. The site is promoted for a variety of uses including housing, employment, retail, food & drink community / sports entertainment facilities, health and renewable energy. Part of the site (0.18ha) to the north is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Ancient woodland and a Biodiversity Alert Site (Beck Wood) on site. Developable area calculation takes this into account. Bowsey Wood Road 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: **Weak**Playing Pitch Strategy: Open Space Strategy: **Natural and Semi-Natural Greenspace**Economic Needs Assessment: Low Zero Carbon Opportunity **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 Farmland**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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: **Land at Red Lane, Wayside, Madeley**Deliverable site SHELAA number: **MD39**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **1.3**Estimated Potential Capacity: **33**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **33**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.11**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Access via Red Lane is a single lane track with no public footpaths or street lighting. Furthermore, the configuration of the bridge over the West Coast Mainline (A525 Bar Hill) creates a blind spot which could lead to vehicular accidents surrounding the site. Suitability assessment reflects this. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. 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 Opportunity

**Less 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: **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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<400m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<800m**Train Station: **>1600m**

## Site Details

Site address: **Land South of Allotment Gardens, Manor Road, Madeley** Deliverable site   
SHELAA number: **MD54** Developable site   
Ward: **Madeley & Betley** Gross Site Area (Ha): **0.33** Estimated Potential Capacity: **9**  
Greenfield or brownfield **Brownfield** Density applied (dph): **30** Site Gross Capacity: **9**  
Land Owner **Unknown** Developable Area Applied: **95%** Delivery Period 0 - 5: **0**  
Site use: **Vacant site / car park** Developable Area (Ha): **0.31** Call for Site:  6 - 10: **0**  
11 - 15: **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**  
Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**

The site is located outside the development boundary of Madeley settlement. The site appears to serve as an overspill car park (informal) for the neighbouring play pitch and allotment. The West Coast Mainline is in close proximity to the eastern boundary which could raise amenity concerns. The configuration of the bridge over the West Coast Mainline (A525 Bar Hill) creates a blind spot which could lead to vehicular accidents at the Manor Road junction. Suitability assessment reflects this. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. 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 Opportunities **Less 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 1000 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: **<400m** Secondary School: **<1600m** College: **>1600m** Town Centre: **>1600m**  
Convenience Store **<800m** Supermarket: **>1600m** Bus Stop: **<400m** 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 Owner  Developable Area Applied:  Delivery Period 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. The site has limited access to a range of services and facilities. Development high risk areas and public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the urban area of Kidsgrove (Harriseahead). The site lies amongst ribbon residential development along High Street which makes it unsuitable for employment development. The site has limited access to a range of services and facilities. Development high risk area on site. The land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the urban area of Kidsgrove (Harriseahead). Access via Willowcroft Way is constrained due to the existence of narrow private drives. Access from Long Lane also appears constrained as the track leading up to the site is narrow. The site falls within a residential area which makes it unsuitable for employment development. Development high risk area on site. Previous land register search was inconclusive, therefore the land owner is currently unknown. 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: 

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:	<b>Bent Farm, Newchapel</b>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<b>NC77</b>	Developable site	<input type="checkbox"/>				
Ward:	<b>Newchapel &amp; Mow Cop</b>	Gross Site Area (Ha):	<b>3.06</b>	Estimated Potential Capacity:	<b>98</b>		
Greenfield or brownfield	<b>Greenfield</b>	Density applied (dph):	<b>40</b>	Site Gross Capacity:	<b>98</b>		
Land Own	<b>Private</b>	Developable Area Applied:	<b>80%</b>	Delivery Period	<b>0 - 5: 0</b>		
Site use:	<b>Agriculture</b>	Developable Area (Ha):	<b>2.45</b>	Call for Site:	<input checked="" type="checkbox"/>	<b>6 - 10: 0</b>	<b>11 - 15: 0</b>

## Summary Comments

Housing Suitability:	<b>Unsuitable</b>	Employment Suitability:	<b>Unsuitable</b>		
Availability:	<b>Available</b>	Achievability:	<b>Achievable</b>	Viability:	<b>Viable</b>

A Green Belt site that overlaps into the administrative area of Stoke-on-Trent. This assessment only takes into the account the developable area within the Borough of Newcastle. The site is promoted for housing, retail and open space. The site has poor access to a range of services and facilities. Development high risk area and public right of way on site.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	<b>Moderate</b>
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	<b>Unsuitable area</b>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	<b>Grade 4</b>	Landscape Characte	<b>East Kidsgrove Coalfield Farmlands</b>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<b>1 in 30 years</b>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	<b>None</b>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input checked="" type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>		
GP Health Centre:	<b>&lt;1600m</b>	Hospital:	<b>&gt;1600m</b>	Open Space:	<b>&lt;800m</b>	Post Office:	<b>&gt;1600m</b>
Primary School:	<b>&lt;1600m</b>	Secondary School:	<b>&gt;1600m</b>	College:	<b>&gt;1600m</b>	Town Centre:	<b>&gt;1600m</b>
Covenience Store	<b>&gt;1600m</b>	Supermarket:	<b>&gt;1600m</b>	Bus Stop:	<b>&lt;400m</b>	Train Station:	<b>&gt;1600m</b>

## 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

A landlocked Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development and open space. The site has access to some services and facilities. Public right of way adjoins the southern boundary. Development high risk areas on site.

## Planning and Sustainability

Green Belt  Green Belt Assessment:

Playing Pitch Strategy:  Open Space Strategy:

Economic Needs Assessment:  Low Zero Carbon Opportunity

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development and open space. Access to the site is proposed off Station Road / High Street. However, the assumed access is currently in active use as a car park, and other potential access points along the road appear to be narrow. These would require improvements. The site has limited access to a range of services and facilities. Development high risk area and public right of way on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site located in Mow Cop. The site is promoted for housing development and open space. Part of the site was formerly used as a brickwork / landfill site. The site has access to some services and facilities. Development high risk areas and public right of way on site.

## 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: **Mellors Bank, Mow Cop Road, Mow Cop**Deliverable site SHELAA number: **NC81**Developable site Ward: **Newchapel and Mow Cop**Gross Site Area (Ha): **6.16**Estimated Potential Capacity: **197**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **197**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **4.93**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site located in Mow Cop. The site is promoted for housing development. Access is proposed via Dales Green Road, Mellors Bank, Mow Cop Road or Fords Lane. Access from Mellors Bank and Dales Green Road (track) would require improvements due to their narrow character. The site has access to some services and facilities. Development high risk area on site. Public right of way adjoins the southern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**East Kidsgrove Coalfield Farmlands**

## 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: **<400m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	Land West of Dales Green Road, Mow Cop	Deliverable site	<input type="checkbox"/>				
SHELAA number:	NC82	Developable site	<input type="checkbox"/>				
Ward:	Newchapel and Mow Cop	Gross Site Area (Ha):	1.36	Estimated Potential Capacity:	46		
Greenfield or brownfield	Greenfield	Density applied (dph):	40	Site Gross Capacity:	46		
Land Owner	Private	Developable Area Applied:	85%	Delivery Period	0 - 5: 0		
Site use:	Agriculture	Developable Area (Ha):	1.16	Call for Site:	<input checked="" type="checkbox"/>	6 - 10: 0	11 - 15: 0

## Summary Comments

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

A landlocked Green Belt site located in Mow Cop. The site is promoted for housing development. Access is proposed via Dales Green Road or Mow Cop Road. However, the site does not extend to Mow Cop Road, and there appears to be no clear access from Dales Green Road due to the existing properties. The site has limited access to a range of services and facilities. Public right of way adjoins the southern boundary.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate (GA)
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 4	Landscape Characte	East Kidsgrove Coalfield Farmlands						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

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



## Site Details

Site address: **Blue Pot Farm, Alderhay Lane, Rookery**Deliverable site SHELAA number: **NC83**Developable site Ward: **Newchapel & Mow Cop**Gross Site Area (Ha): **0.15**Estimated Potential Capacity: **6**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **6**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **0**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

Two parcels of Green Belt land disconnected from the Kildgrove urban area, and promoted for housing development. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate (GA)**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunity

**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 4**

Landscape Character

**North Kildgrove Coalfield 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 **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: **<800m**Post Office: **>1600m**Primary School: **<1600m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land at the end of Birchenwood Way, Kidsgrove**Deliverable site SHELAA number: **RC11**Developable site Ward: **Kidsgrove & Ravenscliffe**Gross Site Area (Ha): **15.41**Estimated Potential Capacity: **386**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **386**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Country Park**Developable Area (Ha): **9.65**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area that overlaps into the administrative area of Stoke-on-Trent. The site is promoted for housing development. A Site of Biological Importance (Birchenwood Park) occupies the northern part of the site. Two large ponds are also present. Developable area calculation takes this into account. The site has limited access to a range of services and facilities. Development high risk areas, overhead power line and public right of way on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**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 / Grade 4**

Landscape Characte

**South Kidsgrove Coalfield Farmlands**

## 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 **None**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: **<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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area. Access off Stone Bank Road is constrained. Improvements would be required with the demolition of properties and junction modifications. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. Developable area calculation takes into account the mature trees on site. The site has access to some services and facilities. Previous land register search was inconclusive, therefore the land owner is currently unknown. Development high risk area and public right of way on site.

## 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:	<b>Land off Lowlands Road (Bathpool Park), Ravensdale</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	RC18	Developable site	<input type="checkbox"/>
Ward:	Kidsgrove & Ravenscliffe	Estimated Potential Capacity:	106
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Owner	NuLBC	Developable Area Applied:	80%
Site use:	Open space	Developable Area (Ha):	2.66
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input type="checkbox"/>

## Summary Comments

Housing Suitability:	Unsuitable	Employment Suitability:	Unsuitable
Availability:	Unavailable	Achievability:	Achievable
		Viability:	Viable

A Green Belt site identified as a high quality / high value Park and Garden in the Open Space Strategy 2022. The site is adjacent to Ravensdale Industrial Estate. The Economic Needs Assessment grades the site as 'very poor', and considers the site unsuitable for employment development. A Site of Biological Importance (Bathpool Park) adjoins the north-eastern boundary. Amenity impacts are possible from the West Coast Mainline which runs along side the western boundary. Development high risk areas, an overhead power line and public right of way on site. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Strong
Playing Pitch Strategy:		Open Space Strategy:	Park and Garden
Economic Needs Assessment:	Very poor	Low Zero Carbon Opportunity	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 4	Landscape Character	South Kidsgrove Coalfield Farmlands

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
Post Office:	<1600m	Primary School:	<1600m	Secondary School:	>1600m
College:	>1600m	Town Centre:	>1600m	Covergence Store	>1600m
Supermarket:	>1600m	Bus Stop:	<1600m	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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located in the Kidsgrove urban area. Its irregular shape could further influence capacity for the site. Furthermore, the shape and size of the site makes it unsuitable for employment development. Previous land register search was inconclusive, therefore the land owner is currently unknown. Development high risk areas on site. The area has been invested as an open space with the involvement of tree planting. 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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area. It adjoins the West Coast Mainline which could raise amenity concerns. The Economic Needs Assessment grades the site as 'poor'. Hardings Wood Conservation Area adjoins the eastern boundary. It is understood the site is required as part of the long term plans for Kidsgrove train station (car park). Availability assessment reflects this. Development high risk area on site. The site has good 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: 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 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and functions as an informal green space. The mature trees reduces the developable area, and prevents the site from accommodating 5 or more dwellings, or employment development of any significance. The site has access to a range of services and facilities. Steep topography and developable high risk area on site.

## 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: **Land at Valentine Road (1), Kidsgrove**Deliverable site SHELAA number: **RC6**Developable site Ward: **Kidsgrove & Ravenscliffe**Gross Site Area (Ha): **0.17**Estimated Potential Capacity: **6**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **6**Land Owner **Unknown**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Car park**Developable Area (Ha): **0.16**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Kidsgrove urban area, and is in active use as a car park serving what appears to be a neighbouring commercial / employment unit (offices). The site is in close proximity to Kidsgrove Conservation Area. The site has access to a range of services and facilities. The land owner is currently unknown. Development high risk area on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunity

**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 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: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<800m**College: **>1600m**Town Centre: **<400m**Convenience Store **>1600m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **<800m**



## Site Details

Site address: **Land at Liverpool Road (part of Birchenwood)  
Kidsgrove (parcel 2)** Deliverable site

SHELAA number: **RC8** Developable site

Ward: **Kidsgrove & Ravenscliffe** Gross Site Area (Ha): **0.38** Estimated Potential Capacity: **14**

Greenfield or brownfield **Greenfield** Density applied (dph): **40** Site Gross Capacity: **14**

Land Owner **Private** Developable Area Applied: **95%** Delivery Period **0 - 5:** **0**

Site use: **Woodland** Developable Area (Ha): **0.36** Call for Site:  **6 - 10:** **0**  
**11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**

Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**

The site is located within the Kidsgrove urban area, and has a lapsed planning approval for residential development (Ref. 15/00818/FUL). The site was formerly used as a colliery including steel, gas and coke works. The Economic Needs Assessment grades the site as 'poor', and concludes any potential development would be complicated by the existing wooded area. Development high risk area on site. 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: **Poor** Low Zero Carbon Opportunity **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 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: **<800m** College: **>1600m** Town Centre: **<800m**

Convenience Store **>1600m** Supermarket: **<400m** Bus Stop: **<400m** Train Station: **<800m**

## 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:   
11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

The site is located within the Newcastle urban area, and is in active use as a car park serving the neighbouring retail and residential units. The site is surrounded by residential development making it unsuitable for employment development. 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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and falls within the curtilage for the existing hotel. The land owner has previously indicated the site is not being promoted for future development. Availability assessment reflects this. The site is predominantly surrounded by residential development and a hotel. This makes the site unsuitable for employment development. 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: 

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

0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site has access to a range of services and facilities. The site is small, and surrounded by residential development which makes it unsuitable for employment development.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## 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. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. Land owner is currently unknown.

## 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:	<input type="text" value="Land at Westbury Road, Clayton"/>	Deliverable site	<input type="checkbox"/>				
SHELAA number:	<input type="text" value="SB5"/>	Developable site	<input type="checkbox"/>				
Ward:	<input type="text" value="Westbury Park &amp; Northwood"/>	Gross Site Area (Ha):	<input type="text" value="0.23"/>	Estimated Potential Capacity:	<input type="text" value="9"/>		
Greenfield or brownfield	<input type="text" value="Greenfield"/>	Density applied (dph):	<input type="text" value="40"/>	Site Gross Capacity:	<input type="text" value="9"/>		
Land Owner	<input type="text" value="NuLBC"/>	Developable Area Applied:	<input type="text" value="95%"/>	Delivery Period	0 - 5: <input type="text" value="0"/>		
Site use:	<input type="text" value="Green space"/>	Developable Area (Ha):	<input type="text" value="0.22"/>	Call for Site:	<input type="checkbox"/>	6 - 10: <input type="text" value="0"/>	11 - 15: <input type="text" value="0"/>

## Summary Comments

Housing Suitability:	<input type="text" value="Unsuitable"/>	Employment Suitability:	<input type="text" value="Unsuitable"/>		
Availability:	<input type="text" value="Unavailable"/>	Achievability:	<input type="text" value="Achievable"/>	Viability:	<input type="text" value="Viable"/>

The site is located within the Newcastle urban area, and functions as an informal green space. It appears to form part of the neighbouring plot of land which is identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Furthermore, the site is part of the Urban Tree Planting Strategy. On this basis, the site is considered unsuitable for development. Furthermore, the land owner is not promoted the site for future development. The site has access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	<input type="text"/>
Playing Pitch Strategy:	<input type="text"/>	Open Space Strategy:	<input type="text"/>
Economic Needs Assessment:	<input type="text"/>	Low Zero Carbon Opportunitie	<input type="text" value="Unsuitable area"/>

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input checked="" type="checkbox"/>		
Agricultural Land Classification	<input type="text" value="Urban / Grade 3"/>	Landscape Characte	<input type="text" value="None - urban area"/>						

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	<input type="text" value="None"/>	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	<input type="text" value="None"/>
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<input type="text" value("&lt;400m")"=""/>	Hospital:	<input type="text" value("&gt;1600m")"=""/>	Open Space:	<input type="text" value("&lt;400m")"=""/>	Post Office:	<input type="text" value("&lt;1600m")"=""/>
Primary School:	<input type="text" value("&lt;400m")"=""/>	Secondary School:	<input type="text" value("&lt;800m")"=""/>	College:	<input type="text" value("&gt;1600m")"=""/>	Town Centre:	<input type="text" value("&gt;1600m")"=""/>
Covenience Store	<input type="text" value("&lt;800m")"=""/>	Supermarket:	<input type="text" value("&lt;1600m")"=""/>	Bus Stop:	<input type="text" value("&lt;400m")"=""/>	Train Station:	<input type="text" value("&gt;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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. 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 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: 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: 

A Green Belt site promoted for housing development. Part of the site is identified in the Open Space Strategy 2022 with three typologies. This includes Amenity Greenspace (approximately 3.1ha), Natural and Semi-Natural Greenspace (approximately 3.1ha), and Provision for Children and Teenagers (0.4ha). A Biodiversity Alert Site (Bogs Wood) and Regionally Important Geological Structure (Job's Wood Quarry) is on site. Developable area calculation takes this into account. A Biodiversity Alert Site (Redheath Plantation) adjoins the western boundary. Keele Hall Registered Park and Gardens is in very close proximity to the site to the south. The site has access to services and facilities. Estimated potential capacity calculation derived from the previous masterplan exercise as part of the Keele University Growth Corridor. Mineshaft and mature trees on site. 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 Opportunity 

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. The site appears accessible from Glenwood Close via a small strip of land. 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: **Site at Gallowtree Roundabout, Keele**Deliverable site SHELAA number: **SP14**Developable site Ward: **Silverdale**Gross Site Area (Ha): **10.68**Estimated Potential Capacity: **352**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **352**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **7.03**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site is located within the northern boundary. Developable area calculation takes this into account. The site has limited access to some services and facilities. Sloping topography, development high risk areas and overhead power line on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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 Farmlands**

## 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: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and appears to be in active use as garages. The land owner has previously indicated the site is not being promoted for development. Access from Church Street may require improvement due to its narrow character. The site is too narrow and irregular in shape to accommodate employment development of any significance. Silverdale Conservation Area adjoins the western boundary. 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: **Land at Cemetery Road / Park Drive, Silverdale**Deliverable site SHELAA number: **SP23**Developable site Ward: **Silverdale**Gross Site Area (Ha): **5.19**Estimated Potential Capacity: **208**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **208**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **4.15**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site adjoins part of the eastern boundary. The neighbouring Walley's Quarry Landfill (odour) on the other side of Cemetery Road could raise amenity and environmental concerns. Access onto the site from Park Drive is single laned, and has no footpaths or street lighting. Furthermore, access onto Park Drive from Cemetery Road is on a bend causing visibility restrictions. Improvements are likely to be required. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **More 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 Farmlands**

## 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: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## 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. Residential development predominantly surrounds the site making it unsuitable for employment development. However, the site is not being promoted for development. Developable area calculation takes into account the heavily wooded area on site. The site has access to some 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: 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 0 - 5:

Site use:  Developable Area (Ha):  Call for Site:  6 - 10:

11 - 15:

## Summary Comments

Housing Suitability:  Employment Suitability:

Availability:  Achievability:  Viability:

The site is located within the Newcastle urban area, and identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Developable area calculation takes into account the heavily wooded areas on site. The site has access to some services and facilities. Overhead power line and public right of way on site.

## 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 Own: **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 Opportunity: **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**

## Site Details

Site address: **Land South of Silverdale Road, Thistleberry**Deliverable site SHELAA number: **TB1**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **6.48**Estimated Potential Capacity: **207**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **207**Land Owner **Unknown**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **5.18**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and appears to function as an informal green space. It appears to form part of the neighbouring area to the east which is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. A large proportion of the site falls within flood zones 2 and 3. The site has access to some services and facilities. Mature trees, development high risk area and public right of way on site. The land owner is currently unknown.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / 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

**Urban / Grade 3**

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: **<1600m**Primary School: **<400m**Secondary School: **<1600m**College: **<800m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located in the Newcastle urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The presence of mature trees on site makes it difficult to accommodate 5 or more dwellings. The site is small, and surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. The land owner is not promoting the site for development.

## 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: **Land between Gallowstree Lane and Ostend Place**Deliverable site SHELAA number: **TB14**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **0.3**Estimated Potential Capacity: **12**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **12**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **0.29**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. The site is too narrow and irregular in shape to accommodate employment development of any significance. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Park and Garden**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 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 **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: **<400m**Secondary School: **<400m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	Land both sides of Sneyd Avenue, Thistleberry	Deliverable site	<input type="checkbox"/>
SHELAA number:	TB15	Developable site	<input type="checkbox"/>
Ward:	Thistleberry	Gross Site Area (Ha):	0.64
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Owner	NuLBC	Developable Area Applied:	95%
Site use:	Open Space	Developable Area (Ha):	0.54
		Estimated Potential Capacity:	22
		Site Gross Capacity:	22
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input type="checkbox"/>

## Summary Comments

Housing Suitability:	Unsuitable	Employment Suitability:	Unsuitable
Availability:	Unavailable	Achievability:	Achievable
		Viability:	Viable

The site is located in the Newcastle urban area, and is made up of two irregular shaped land parcels. The shape, size, and presence of mature trees makes the site unsuitable for development. The mature trees could further influence the site's capacity. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site has access to a range of services and facilities. The land owner is not promoting the site for development.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	Amenity Greenspace
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

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

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 1000 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

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

**Site Details**Site address: **Wedgwood Avenue, The Westlands**Deliverable site SHELAA number: **TB16**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **0.84**Estimated Potential Capacity: **9**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **9**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Open space**Developable Area (Ha): **0.23**Call for Site:  **6 - 10:** **0****11 - 15:** **0****Summary Comments**Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Developable area calculation takes into account the numerous mature trees on site. The site has access to some services and facilities.

**Planning and Sustainability**Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Amenity Greenspace**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 1000 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 **None**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: **<400m**Secondary School: **<800m**College: **<1600m**Town Centre: **<1600m**Covenience Store **<800m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land south of Newcastle Golf Club, Whitmore Road</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	TB19	Developable site	<input type="checkbox"/>
Ward:	Thistleberry	Estimated Potential Capacity:	550
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Owner	Private	Developable Area Applied:	80%
Site use:	Agriculture	Developable Area (Ha):	36.35
		Site Gross Capacity:	550
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

A Green Belt site vordering the Newcastle urban area. The site is promoted for housing, retail and open space. A Biodiversity Alert Site (Pie Rough) which is heavily wooded is confined within the north-west boundary (3.14ha). Developable area calculation takes this into account. Keele Hall Registered Park and Garden and a Site of Biological Importance (Springpool Wood) adjoins the western boundary. The site has poor access to a range of services and facilities. Tree Preservation Order and overhead power line on site. The estimated potential capacity calculation is derived from the previous masterplan exercise as part of the proposed Keele University Growth Corridor.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Moderate
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area / more constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input checked="" type="checkbox"/>	Heavily Woode	<input checked="" type="checkbox"/>
		Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Grade 3	Landscape Characte	Keele Ancient Redland Farmlands		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input checked="" type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
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: **35 Higherland, Westlands**Deliverable site SHELAA number: **TB22**Developable site Ward: **Westlands**Gross Site Area (Ha): **0.21**Estimated Potential Capacity: **8**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **8**Land Own: **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Former car park**Developable Area (Ha): **0.2**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and has a lapsed planning approval for 12 dwellings (Ref. 16/00405/REM). No confirmation has been received about the site being promoted for future development. Availability assessment reflects this. Estimated potential capacity is based on the SHELAA methodology. The site is irregular in shape and predominantly surrounded by residential development which makes it difficult to accommodate employment development of any significance. 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: **1 in 1000 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: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<800m**Covenience Store **<800m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Land north of Butt's Walk, Gallowstree Roundabout**Deliverable site SHELAA number: **TB24**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **2.16**Estimated Potential Capacity: **69**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **69**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **1.73**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area, and is promoted for housing development. A Site of Biological Importance (Rosemary Wood) adjoins the western boundary, and a Biodiversity Alert Site (Butt's Walk Field) adjoins the southern boundary. Access could be problematic given the sites close proximity to the roundabout from Gallowstree Lane. The site has access to some services and facilities. Sloping topography on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Moderate**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 **Keele Ancient Redland Farmlands**

## 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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<800m**Secondary School: **<800m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is considered unsuitable for development because it is predominantly located within flood zones 2 and 3. The site has access to a range of services and facilities. Land owner is currently unknown.

## 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: **Land adjacent Gardners Garden Centre,  
Silverdale Road**Deliverable site SHELAA number: **TB30**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **0.72**Estimated Potential Capacity: **24**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **24**Land Owner **Unknown**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Green space**Developable Area (Ha): **0.61**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and is considered unsuitable for development because it is predominantly located within flood zones 2 and 3. A Garden Centre adjoins the southern boundary. The site has access to some services and facilities. Land owner is currently unknown.

## 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: **<1600m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle**Deliverable site SHELAA number: **TB6**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **0.34**Estimated Potential Capacity: **13**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **13**Land Owner **Aspire Housing**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Former pub site, vacant land**Developable Area (Ha): **0.32**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban area. Recent information provided indicates the site is no longer being promoted for development. Availability assessment reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. 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 **Partially 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: **<1600m**Primary School: **<800m**Secondary School: **<800m**College: **<800m**Town Centre: **<1600m**Covenience Store **<400m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	<b>Thistleberry Parkway, Gallowtree Lane, Thistleberry</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	TB9	Developable site	<input type="checkbox"/>
Ward:	Thistleberry	Estimated Potential Capacity:	65
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Owner	NuLBC	Developable Area Applied:	80%
Site use:	Open space	Developable Area (Ha):	1.62
		Delivery Period	0 - 5: 0
			6 - 10: 0
			11 - 15: 0
		Call for Site:	<input type="checkbox"/>

## Summary Comments

Housing Suitability:	Unsuitable	Employment Suitability:	Unsuitable
Availability:	Unavailable	Achievability:	Achievable
		Viability:	Viable

The site is located within the Newcastle urban area, and is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. Furthermore, parts of the site are heavily wooded. Developable area calculation takes this into account. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	Park and Garden
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input checked="" type="checkbox"/>
		Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Urban	Landscape Characte	None - urban area		

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

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

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
		Post Office:	<1600m		
Primary School:	<800m	Secondary School:	<400m	College:	<1600m
		Town Centre:	<1600m		
Covenience Store	<400m	Supermarket:	<1600m	Bus Stop:	<400m
		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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as a car park serving a number of surrounding retail units. Availability assessment reflects this. The Economic Needs Assessment grades the site as 'good', and recognises the site's potential for mixed use development (housing, leisure or employment). 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 

## 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: **Land between School Street and Windsor Street, Newcastle**Deliverable site SHELAA number: **TC16**Developable site Ward: **Town**Gross Site Area (Ha): **0.3**Estimated Potential Capacity: **15**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **15**Land Owner **Unknown**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Car park**Developable Area (Ha): **0.29**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

An irregular shaped site located within the Newcastle urban area. The majority of it is in active use as a car park serving a number of surrounding retail units. Availability assessment reflects this. Part of the site falls within the Newcastle Town Centre Conservation Area. Furthermore, the site falls within a Air Quality Management Area. Land owner is currently unknown. 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: **1 in 1000 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: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<400m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address: **Water Street (Former Police Station), Newcastle**Deliverable site SHELAA number: **TC18**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 **Unknown**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Offices**Developable Area (Ha): **0.19**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as offices. The land owner is currently unknown. Availability assessment reflects this. Brampton Conservation Area is located in close proximity to the site. The site falls within an Air Quality Management Area (AQMA). 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: **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: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<800m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**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 Owner Developable Area Applied: 

Delivery Period

Site use: Developable Area (Ha): Call for Site: 0 - 5: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as a car park which appears to serve the surrounding residential properties. Availability assessment reflects this. The site is small, and surrounded by residential development which makes it unsuitable for employment development. 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

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as a car park. Availability assessment reflects this. The site is surrounded by residential, retail and commercial development. Brampton Conservation Area is located in very close proximity to the site. Former landfill on site. The site falls within an Air Quality Management Area (AQMA). 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

## 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: **Water Street / George Street, Newcastle (former Titleys Warehouse)**Deliverable site SHELAA number: **TC21**Developable site Ward: **Town**Gross Site Area (Ha): **0.48**Estimated Potential Capacity: **23**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **23**Land Owner **Unknown**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Place of worship / gym / car park**Developable Area (Ha): **0.46**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as a place of worship, car park and gym. Availability assessment reflects this. The Economic Needs Assessment grades the site as 'average', and suggests the site to be retained for employment and local needs. The site falls within a Air Quality Management Area. Land owner is currently unknown. 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: **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: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<800m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle Urban Area. A small section within the southern boundary is identified as a low quality / low value Green Corridor in the Open Space Strategy 2022. Developable area calculation takes this into account. The site is considered unsuitable for development because it is located entirely within flood zones 2 and 3. 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

## 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: **Liverpool Road, Cross Heath (Former Bus Depot)**Deliverable site SHELAA number: **TC3**Developable site Ward: **Town**Gross Site Area (Ha): **0.82**Estimated Potential Capacity: **35**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **35**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Bus depot**Developable Area (Ha): **0.7**Call for Site: **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Newcastle urban area, and has planning approval for the change of use of a bus depot to a gym (Ref. 20/00131/COU). Site status not started as of 31/03/2022. Availability assessment reflects this. The Economic Needs Assessment grades the site as 'good', and recognises the sites potential for retail, leisure and employment development. The site is in very close proximity to Bramptons Sidings Industrial Estate which could raise amenity concerns for residential development. 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: **Good**Low Zero Carbon Opportunitie **Unsuitable**

## 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 **Within 250m**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: **<800m** Secondary School: **<400m** College: **<800m** Town Centre: **<800m**Covenience Store **<1600m** Supermarket: **<400m** Bus Stop: **<400m** 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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and in active use as a retail yard / car park. Availability assessment reflects this. The site falls within Newcastle Town Centre Conservation Area, and an Air Quality Management Area (AQMA). It is irregular in shape which could further influence housing capacity, and amount of employment development on site. The site is surrounded by retail and office units which makes it unsuitable for housing development. 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

## 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: **Blackfriars Road, Newcastle**Deliverable site SHELAA number: **TC39**Developable site Ward: **Town**Gross Site Area (Ha): **0.3**Estimated Potential Capacity: **15**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **15**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Former retail unit**Developable Area (Ha): **0.29**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and has planning approval for the change of use from the Donna Louise retail store to a motorcycle dealership including sales, servicing, repairs and MOTs (Ref. 21/00969/COU). Availability assessment reflects this. Site status not started as 31/03/2022. 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**

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. It is identified as a high quality / low value Park and Garden, and low quality / low value Provision for Children and Teenagers in the Open Space Strategy 2022. Furthermore, the site is part of the Urban Tree Planing Strategy (carbon capture). Part the site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. Land owner is not promoting the site for future development.

## 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: **Land between Coalpit Hill and Newcastle Road, Talke**Deliverable site SHELAA number: **TK1**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **1.33**Estimated Potential Capacity: **28**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **28**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **0.7**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

The site is located within the Kidsgrove urban area, and is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is subject to an undetermined Village Green Application (VGA). Availability assessment reflects this until the application is determined. Furthermore, the site is part of the Urban Tree Planting Strategy (carbon capture). Developable area calculation takes into account the mature trees on site. Sloping topography and development high risk area on site. The site has access to some services and facilities. Land owner is not promoting the site for future development.

## Planning and Sustainability

Green Belt  Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Amenity Greenspace**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: **>1600m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. Talke Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable access because it has public footpaths and street lighting. Audley Road does not. The site has access to some services and facilities. Development high risk areas on site.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. Recent information provided indicates the site is not being promoted for development. Availability assessment reflects this. The site is small, and surrounded by residential development which makes it unsuitable for employment development. 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area. Recent information provided indicates the site is not being promoted for development. Availability assessment reflects this. Access off Kingsley Road / Bevan Avenue is very narrow. Demolition of a dwelling is likely to be required to improve access. The site is surrounded by residential development which makes it unsuitable for employment development. 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: Land to the rear of High Street, Talke Pits

Deliverable site 

SHELAA number: TK15

Developable site 

Ward: Talke &amp; Butt Lane

Gross Site Area (Ha): 0.32

Estimated Potential Capacity: 12

Greenfield or brownfield: Greenfield

Density applied (dph): 40

Site Gross Capacity: 12

Land Owner: NuLBC

Developable Area Applied: 95%

Delivery Period 0 - 5: 0

Site use: Open space

Developable Area (Ha): 0.3

Call for Site:  6 - 10: 0

11 - 15: 0

## Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Unavailable

Achievability: Achievable

Viability: Viable

The site is located within the Kidsgrove urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Access off Kingsley Road is narrow and requires improvement. The site is predominantly surrounded by residential development, and is in close proximity to an allotment and a primary school. This makes the site unsuitable for employment development. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: 

Open Space Strategy: Amenity Greenspace

Economic Needs Assessment: 

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 1000 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: None

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;400m

Primary School: &lt;400m

Secondary School: &gt;1600m

College: &gt;1600m

Town Centre: &gt;1600m

Convenience Store: &gt;1600m

Supermarket: &gt;1600m

Bus Stop: &lt;400m

Train Station: &gt;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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development and open space. The site has access to some 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: 

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: **Jamage South, Land North of A500**Deliverable site SHELAA number: **TK18**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **32.51**Estimated Potential Capacity: **1040**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **1040**Land Own **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **26.01**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

A Green Belt site that borders the Kidsgrove urban area and Jamage Industrial Estate. The site is promoted for housing, employment and retail. Ancient woodland, Local Nature Reserve and a Site of Biological Importance (all part of Parrot's Drumble) adjoins the majority of the western boundary. Public right of way, overhead power line, and development high risk areas on site. Adverse topography with a sloping gradient across the site. The Economic Needs Assessment grades the site as 'average', and highlights the site's excellent access to the strategic road network (A500). Furthermore, the assessment acknowledges the neighbouring industrial estate, and recognises that constraints within and surrounding the site (described above) present a challenge for future development. The site has access to some services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**Low Zero Carbon Opportunitie **More 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 **South Kidsgrove Coalfield Farmlands**

## 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 **None**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: **<1600m**Primary School: **<800m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site isolated and disconnected from the Newcastle / Kidsgrove urban area, Talke and Bignall End settlements. The site was formerly used as a colliery. The site is promoted for housing development. The Economic Needs Assessment grades the site as 'good', and highlights the site's excellent access to the strategic road network (A500). However, the assessment acknowledges the site poses challenges in respect of land assembly, topography, highway access and public transport connectivity. A small part of the site is heavily wooded. Developable area calculation takes this into account. Highway access off the A500 is currently limited to left in / left out. Public right of way and development high risk areas on site. 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: 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: 0 - 5: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is subject to an undetermined Village Green Application (VGA). Availability assessment reflects this until the application is determined. Furthermore, the site is part of the Urban Tree Planting Strategy (carbon capture). Developable area calculation takes into account the mature trees on site. Sloping topography and development high risk area on site. The site has access to some services and facilities. Land owner is not promoting the site for future development.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. The site promoter proposes access to the site via Coppice Road. Coppice Road has limited stretches of public footpaths and street lighting. The site has limited access to a range of services and facilities. Development high risk areas on site.

## 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: **Land South of Audley Road and West of Pit Lane**Deliverable site SHELAA number: **TK25**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **22.79**Estimated Potential Capacity: **729**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **729**Land Own **Private**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **18.23**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

A Green Belt site bordering the Kidsgrrove urban area, including Jamage Industrial Estate and Freeport Shopping Centre. Site is promoted for housing, employment and retail. A Site of Biological Importance, Local Nature Reserve and Ancient woodland (Parrot's Drumble) adjoins the south-western boundary. Suggested access is via Audley Road which is narrow, and has no footpaths or street lighting. Pit Lane could provide an alternative access. The Economic Needs Assessment grades the site as 'average', and highlights the site's excellent access to the strategic road network. However, the assessment acknowledges the site poses challenges in respect of its regular shape and extensive mediation work due to the development high risk areas. The site has poor access to a range of services and facilities. Overhead power line on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**Low Zero Carbon Opportunitie **More / 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 and 4**Landscape Characte **South Kidsgrrove Coalfield Farmlands**

## Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are 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 **None**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. Access via Merelake Road is single laned, and has no public footpaths or street lighting. The proposed access to the site is via Coppice Road which has limited stretches of public footpaths and street lighting. The site has limited access to a range of services and facilities. Development high risk areas on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunity

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

A Green Belt site disconnected but in relatively close proximity to the Kidsgrove urban area. The Economic Needs Assessment grades the site as 'average', and recognises the site could be suited for employment or roadside uses. Overhead power line and Development high risk areas on site. The site has access to some services and facilities. Land owner is currently unknown.

## 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: 0 - 5: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is subject to an undetermined Village Green Application (VGA). Availability assessment reflects this until the application is determined. Part of the site appears to function as an informal area for car parking. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. Sloping topography and development high risk area on site.

## 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: **Site to the rear of Freeport Retail Park, Pit Lane**Deliverable site SHELAA number: **TK40**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **0.94**Estimated Potential Capacity: **32**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **32**Land Owner **Unknown**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Yard / car park**Developable Area (Ha): **0.8**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

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

The site is located within the Kidsgrove urban area, and forms part of Jamage Industrial Estate. It is in active use for employment and ancillary purposes (yard), and predominantly surrounded by employment development which makes it unsuitable for residential development. Furthermore, Pin Lane is commonly used for vehicles associated with the surrounding employment sites. The site has access to some services and facilities. The land owner is currently unknown. Development high risk areas on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

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 and 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 **None**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: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

## Site Details

Site address:	<b>Land North of Peacock Hay Road, Chatterley Valley</b>	Deliverable site	<input type="checkbox"/>
SHELAA number:	TK45	Developable site	<input type="checkbox"/>
Ward:	Talke & Butt Lane	Estimated Potential Capacity:	165
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Own	Private	Developable Area Applied:	80%
Site use:	Agriculture	Developable Area (Ha):	4.12
		Delivery Period	0 - 5: 0 6 - 10: 0 11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

## Summary Comments

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

An Green Belt site in close proximity to the Newcastle urban area. The site is promoted for employment development. Part of the site is identified as a high quality / high value Park and Graden in the Open Space Strategy 2022. Developable area calculation excludes the formal open space. The Economic Needs Assessment grades the site as 'good', and highlights the site's good access to the strategic road network. However, the assessment concludes that development would be challenging due to the isolated nature of the site and poor public transport connections. Potential amenity impacts are possible from the West Coast Mainline which runs alongside the eastern boundary. Overhead power line, mineshafts and development high risk area on site. The site has poor access to a range of services and facilities.

## Planning and Sustainability

Green Belt	<input checked="" type="checkbox"/>	Green Belt Assessment:	Strong
Playing Pitch Strategy:		Open Space Strategy:	Park and Garden
Economic Needs Assessment:	Good	Low Zero Carbon Opportunitie	Unsuitable / more / less constrained

## Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 4	Landscape Characte	South Kidsgrove Coalfield Farmlands

## Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

## Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	None
Mineshafts:	<input checked="" type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

## Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input checked="" type="checkbox"/>
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: **Jamage North, Reclamation Land, Talke**Deliverable site SHELAA number: **TK46**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **8.26**Estimated Potential Capacity: **187**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **187**Land Owner **SCC**Developable Area Applied: **80**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **4.67**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site disconnected from the Newcastle and Kidsgrove urban area. The site is promoted for housing development. Ancient woodland (Parrot's Drumble) is confined within the north-western boundary. Part of the site is also heavily wooded. Developable area calculation takes this into account. A500 adjoins the southern boundary which could raise amenity concerns. Proposed access to the site is via Jamage Road which is a single laned track with no public footpaths or street lighting. Public right of way adjoins the western boundary. The site has access to some services and facilities. Development high risk areas on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: 

Low Zero Carbon Opportunitie

**Unsuitable area / more 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

**South Kidsgrove Coalfield Farmlands**

## 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 **None**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: **<1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<800m**Train Station: **>1600m**

## Site Details

Site address: **Land North of Talke Roundabout / Peakcock Hey Road, Chatterley Valley**Deliverable site SHELAA number: **TK47**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **21.14**Estimated Potential Capacity: **627**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **627**Land Owner **Private**Developable Area Applied: **80%**Delivery Period **0 - 5:** **0**Site use: **Agriculture**Developable Area (Ha): **15.67**Call for Site: **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

A Green Belt site bordering the Newcastle urban area. The site is promoted for employment development. A site of Biological Importance (Bathpool Park) is confined within the north-western boundary. Developable area calculation takes this into account. Ancient woodland and Site of Biological Importance also adjoins the northern boundary. Access via Peacock Hay Road has limited public footpaths and has no street lighting. The site has poor access to a range of services and facilities. Development high risk areas, overhead power line and public right of way on site.

## Planning and Sustainability

Green Belt Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area / more 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 **South Kidsgrove Coalfield Farmlands**

## Heritage:

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

## Physical Environment

Surface Water Flood Risk: **1 in 1000 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 **None**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and has a lapsed outline planning approval for 32 dwellings (Ref. 09/00599/EXTN). There has also been several applications for employment development which have either been withdrawn or refused. Previous information provided indicates the site is not being promoted for future development, and will continue to be used for light industrial purposes. Availability assessment reflects this. The site has limited 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: 

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: 0 - 5: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Kidsgrove urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The presence of mature trees on site makes it difficult to accommodate 5 or more dwellings. Estimated potential capacity takes this into account. The site is small, and surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. Land owner is currently unknown.

## 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 Own Developable Area Applied: 

Delivery Period

Site use: Developable Area (Ha): Call for Site: 

0 - 5:	0
6 - 10:	0
11 - 15:	0

## Summary Comments

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

The site is located within the Kidsgrove urban area, and has a lapsed planning approval for 5 dwellings (Ref. 09/00661/OUT). Estimated potential capacity is based on the SHELAA methodology. The developable area calculation takes into account the mature trees on site. Part of the site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Part of the site is owned by the Borough Council, but the remaining part is currently unknown. Availability assessment reflects this. 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: **Land at Guernsey Drive, Seabridge**Deliverable site SHELAA number: **WL12**Developable site Ward: **Westlands**Gross Site Area (Ha): **0.25**Estimated Potential Capacity: **10**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **10**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Open space / play area**Developable Area (Ha): **0.24**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as low quality / low value Provision for Children and Teenagers in the Open Space Strategy 2022. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. However, the site is not being promoted for development. The site has limited access a range of services and facilities.

## Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Provision for Children and Teenagers**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: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **>1600m**Primary School: **<800m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **>1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and promoted for housing development. The site is identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Access off Landgale Road requires improvement due to its narrow character. The site is small, and surrounded by residential development which makes it unsuitable for employment development. 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: Clayton Road, Clayton

Deliverable site 

SHELAA number: WL7

Developable site 

Ward: Westlands

Gross Site Area (Ha): 3.69

Estimated Potential Capacity: 118

Greenfield or brownfield Greenfield

Density applied (dph): 40

Site Gross Capacity: 118

Land Owner NuLBC

Developable Area Applied: 80%

Delivery Period 0 - 5: 0

Site use: Open space

Developable Area (Ha): 2.95

Call for Site:  6 - 10: 0

11 - 15: 0

## Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Unavailable

Achievability: Achievable

Viability: Viable

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is also subject to an undetermined Village Green Application (VGA). Availability assessment reflects this until the application is determined. 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: Amenity Greenspace

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 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 None

Mineshafts: Adverse topography 

## Accessibility

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

GP Health Centre: &lt;800m

Hospital: &lt;1600m

Open Space: &lt;400m

Post Office: &lt;800m

Primary School: &lt;400m

Secondary School: &lt;1600m

College: &gt;1600m

Town Centre: &lt;1600m

Covenience Store &lt;800m

Supermarket: &lt;1600m

Bus Stop: &lt;400m

Train Station: &gt;1600m

## Site Details

Site address: **Land at Cambourne Crescent, Westlands**Deliverable site SHELAA number: **WL8**Developable site Ward: **Westlands**Gross Site Area (Ha): **0.58**Estimated Potential Capacity: **7**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **7**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Open space**Developable Area (Ha): **0.18**Call for Site:  **6 - 10:** **0****11 - 15:** **0**

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Developable area calculation takes into account the mature trees on site. 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: **Amenity Greenspace**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 **None**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: **<400m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<1600m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and identified as high quality / low value Amenity Greenspace in the Open Space Strategy 2022. An application was refused for the erection of 8 dwellings (Ref. 15/00307/DEEM3) due to the site's importance for local amenity and character. Estimated potential capacity is based on the SHELAA methodology. Furthermore, the site is part of the Urban Tree Planting Strategy. The site has access to a range of services and facilities. Public right of way adjoins the eastern and western boundary of the site.

## 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: **Land at Wolstanton (Centre 500), Newcastle**Deliverable site SHELAA number: **WS2**Developable site Ward: **Wolstanton**Gross Site Area (Ha): **3.26**Estimated Potential Capacity: **131**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **131**Land Owner **SoTCC**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Coal depot**Developable Area (Ha): **2.61**Call for Site:  **6 - 10: 0****11 - 15: 0**

## Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Unavailable**Achievability: **Achievable**Viability: **Viable**

An irregular shaped site located within the Newcastle urban area. The Economic Needs Assessment grades the site as 'poor', and suggests the site is not attractive for employment development. The central section of the site is required for the new Etruria Valley Link Road development (NuLBC Ref. 17/00834/FUL & SoTCC Ref. 58580/FUL). The Etruria Link Road and improvements to the highway network will sterilise the site for future uses in the short term. It is also understood Stoke-on-Trent City Council have purchased the land and intend to use for biodiversity purposes. 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: **Poor**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 1000 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: **<800m**Secondary School: **<1600m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<800m**Bus Stop: **<400m**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 Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and is in active use as a loading / service yard for the neighbouring retail and commercial units. The site is irregular in shape which could further influence capacity. Wolstanton Conservation Area is located in close proximity to the site. The site partially falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. Land owner is currently unknown.

## 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 0 - 5: Site use: Developable Area (Ha): Call for Site:  6 - 10: 11 - 15: 

## Summary Comments

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

The site is located within the Newcastle urban area, and appears to function as an informal green space. The site is connected to a larger neighbouring open space site identified as low quality / low value Natural and Semi-Natural Greenspace. Access onto the site via Clifton Street is not ideal because it is on a bend. Access via Highfield Grange could provide an alternative solution, but improvements would still be required. Estimated potential capacity takes into account the mature trees on site. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. Land owner is currently unknown.

## 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: