

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.	Estimated Potential Capacity: 1286
Greenfield or brownfield Greenfield	Site Gross Capacity: 1286
Land Owne Unknown	Delivery Period 0 - 5: 0
Site use: Agriculture / open space	0 - 10. U
Developable Area (Ha): 42.	87 Call for Site: 11 - 15: 0
	Employment Suitability: Unsuitable
Availability: Unavailable Achievab	ility: Achievable Viability: Viable
A Green Belt site isolated and dissconnected from Audley and Bignall End operate at this location. Walking to services and facilities are along roads no footpaths or street lighting. The Enonomic Needs Assessment grades tas Natural and Semi-Natural Greenspace in the Open Space Strategy 202 Importance on site. Part of the site is also effected by flood zones 2 and 3 constraints into account. Listed building and public right of way on site. Lappoor access to a range of services and facilities.	unsuitable for pedestrians. Alsagers Road has the site as 'good'. Part of the site is identified the site of Biological Developable area calculation takes site
Planning and Sustainability Green Belt ✓ Green Belt Assess	sment: Strong (GA)
	Natural and Semi-Natural Greenspace
Economic Needs Assessment: Good Low Zero Carbon Opp	
Natural Environment Local Nature Reserve ☐ Special Protect	ction Area 🗹 Special Area of Conservatio 🗌
SSSI: Ramsar site Biodiversity Alert Site Site of B	iological Importance 🗸 Ancient Woodland 🗸
Regional Important Geological Site Tree Preservation Orde	Heavily Woode ☐ Carbon Capture Site ☐
	Audley Ancient Clay Farmlands
Heritage: Listed Building ✓ Locally Listed: □ Conservation Are □ Registered Park/O	Scheduled Ancient Monument Garden
Physical Environment Surface Water Flood Risk: 1 in 30 years	Flood Zone 📝 Flood Zone 📝
Do surrounding uses raise amenity concerns 🔽 Could development	nt have adverse environmental impact
Air Quality Management Area Coal Authority High Risk Area M	ineral Safeguard Area On site
Mineshafts: ☐ Adverse topography ☐	
Accessibility Constrained Access: ✓ Public Right of Way GP Health Centre: >1600m Hospital: >1600m Open Space	
	ege: >1600m Town Centre: >1600m
Covenience Store >1600m Supermarket: >1600m Bus St	rop: >1600m Train Station: >1600m

Site Details Site address: Land East of Diglake Street, Bignall End Deliverable site Developable site
Ward: Audley Gross Site Area (Ha): Gross Site Area (Ha): Density applied (dph): Site Gross Capacity: Density applied (dph): Developable Area Applied: 80% Developable Area (Ha): Developable Area (Ha): Call for Site: ✓ 152 Delivery Period 6 - 10: Developable Area (Ha): O - 5: Call for Site: ✓ 11 - 15: O
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viability:
A Green Belt site bordring 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

Site Details Site address: Land North of Vernon Avenue, Audley SHELAA number: AB15	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 1.35 Density applied (dph): 30 Developable Area Applied: 85%	ted Potential Capacity: 40 Site Gross Capacity: 40 sivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site bordering the development boundary of Audley settlement. The site is pr development and open space. Development has the potential to 'round off' the Green Belt development predominatly surrounds the site which makes it unsuitable for employment deaccess to some services and facilities.	boundary. Residential
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Boyles Hall Road, Bignall End Deliverable site Developable site	
Ward: Audley Greenfield or brownfield Greenfield Land Owne SCC Site use: Agriculture Gross Site Area (Ha): 28.44 Density applied (dph): 30 Developable Area Applied: 80% Developable Area (Ha): 22.75 Estimated Potential Capacity: 683 Site Gross Capacity: 0 - 5: 0 6 - 10: 0 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: 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: Strong Playing Pitch Strategy: Open Space Strategy: Natural and Semi-Natural Greenspace 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 Framlands	
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	

Site Details Site address: Brindleys Way, Ravens Park Estate, Bignall End Deliverable site SHELAA number: AB18 Developable site
Ward: Audley Greenfield or brownfield Greenfield Land Owne NuLBC Site use: Open space Gross Site Area (Ha): 0.31 Developable Area Applied: 95% Developable Area (Ha): 0.31 Developable Area (Ha): 0.3
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 provides 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: 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 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 ☐ 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land adjoining A500 and M6 southbound Deliverable site Developable site	
Ward: Audley Gross Site Area (Ha): 69.91 Land Owne Private Site use: Agriculture Gross Site Area (Ha): 69.91 Density applied (dph): 30 Developable Area Applied: 80% Developable Area (Ha): 54.38 Estimated Potential Capacity: 1631 Delivery Period 6 - 5: 0 6 - 10: 0 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: 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: 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 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: <800m	

Site Details Site address: Wall Farm, Audley	Deliverable site
SHELAA number: AB22	Developable site
Ward: Audley Gross Site Area (Ha): 15.19 Estimate	ed Potential Capacity: 365
Greenfield or brownfield Greenfield Density applied (dph): 30	Site Gross Capacity: 365
Land Owne Private Developable Area Applied: 80%	very Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 or Site: ✓ 11 - 15: 0
	11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability:	tability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site bordering the development boundary of Audley settlement. The site is pro	
development. Access is proposed via Nantwich Road (B5500). Vernon Road could provide site has access to some services and facilities.	an anomative access. The
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area / more constrained
Natural Environment Local Nature Reserve Special Protection Area Street SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancient	☐ Carbon Capture Site ☐
Heritage: Listed Building □ Locally Listed: □ Schedu Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns Could development have adverse and adverse adverse and adverse and adverse adverse a	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site oGP Health Centre:<800m	utside development boundary ✓ Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details SHELAA number: AB27 Site address: Land South of Apedale Road, Wood Lane	Deliverable site ☐ Developable site ☐
	ed Potential Capacity: 8
Greenfield or brownfield Greenfield Density applied (dph): 30	Site Gross Capacity: 8
Land Owne Private Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Agriculture	or Site: 0
	11 10.
Summary Comments Housing Suitability: Suitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the development boundary of Wood Lane settlement. Site inform site's availability is effected by an existing tenancy for agricultural purposes. The site has r southern boundary. The site would be more suited for housing development because it is residential development. Public right of way adjoins the western boundary. The site has lin services and facilities.	nature trees within the predominantly surrounded by
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuited	itable area / more constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Apedale Coalf	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Way GP Health Centre: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Stephens Way, Ravens Park Estate, Bignall End Deliverable site Developable site SHELAA number: AB28
Ward: Audley Greenfield or brownfield Greenfield Land Owne NuLBC Site use: Open space Gross Site Area (Ha): 0.47 Density applied (dph): 30 Developable Area Applied: 95% Developable Area (Ha): 0.45 Site Gross Capacity: 14 Delivery Period 0 - 5: 0 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 ☐ 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 ✓
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m

Site Details Site address: Land corner of Alsager Rd and A500 eastbound, North of Audley Ward: Audley Greenfield or brownfield Greenfield Land Owne Unknown Site use: Agriculture Site address: Land corner of Alsager Rd and A500 eastbound, Deliverable site Developable site Developable site Developable site Developable Area (Ha): Developable Area Applied: 85% Developable Area (Ha): Developable Site Developable Site Developable Area (Ha): Developable Area (Ha):
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 □ 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

Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Density applied (dph): Developable Area Applied:	Developable site 17.96 Site Gross Capacity: 432 Delivery Period 0 - 5: 0	
Summary Comments Housing Suitability: Unsuitable	Employment Suitability: Unsuitable	
Availability: Available Achiev	/ability: Achievable Viability: Viable	
for multiple uses including housing, education, sports facilities and open high risk areas on site. The site has access to some services and facilities are as on site. The site has access to some services and facilities are as on site.		
Planning and Sustainability Green Belt Green Belt Asso	essment: Strong	
Playing Pitch Strategy: Open Space Strategonomic Needs Assessment: Low Zero Carbon C		
SSSI: Ramsar site Biodiversity Alert Site Site of Regional Important Geological Site Tree Preservation Orde		
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone ☐ Do surrounding uses raise amenity concerns ☐ Could development have adverse environmental impact ☐ Air Quality Management Area ☐ Coal Authority High Risk Area ☑ Mineral Safeguard Area None Mineshafts: ☐ Adverse topography ☐		
Primary School: <800m Secondary School: >1600m C	Rural site outside development boundary pace: <400m	

Site Details Site address: Land off Nursery Gardens, Audley	Deliverable site
SHELAA number: AB32	Developable site
Ward: Audlov	ted Potential Capacity: 25
Greenfield or brownfield Greenfield	Site Gross Capacity: 25
Land Owne Private Density applied (dph): 30 Developable Area Applied: 85%	livery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 for Site: • 11 - 15: 0
	for Site: 🗹 11 - 15: 0
Summary Comments Lie vive O Not 119 Unavitable Freely west O	9-1-99
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable	
Availability: Available Achievability: Achievabl A Green Belt site bordering the development boundary of Audley settlement. The site is p	
development. Access is proposed via Nursery Gardens which appears narrow. The site h 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 □ SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Import Regional Important Geological Site □ Tree Preservation Orde □ Heavily Wood Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Scheen Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Do surrounding uses raise amenity concerns Could development have adverse	Zone
Accessibility Constrained Access: ✓ Public Right of Way Rural site GP Health Centre: <800m Hospital: >1600m Open Space: <400m Primary School: <800m Secondary School: >1600m College: >1600m Covenience Store <800m Supermarket: >1600m Bus Stop: <400m	outside development boundary Post Office: <800m Town Centre: >1600m 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 (H	a): Z3.5 Estima	ted Potential Capad	city: 564
Greenfield or brownfield Greenfield		<u> </u>	Site Gross Capa	city: 564
Land Owne SCC	Developable Area	' Del	ivery Period 0 - 5	
Site use: Agriculture	Developable Area		or Site: ✓ 6 - 1	
<u></u>	Bevelopuble / lieu	(11a). 10.0 Call 1	or Site: 🗹	15: 0
Summary Comments Housing Availability: A Green Belt site bordering the devi		Employment Su	e Viability: V	iable
development, and has access to so				
Planning and Sustainability	Green Belt ✓ Green	Belt Assessment: Strong		
Playing Pitch Strategy:	Open Space	ce Strategy:		
Economic Needs Assessment:	Low Zero (Carbon Opportunitie Less	constrained	
Natural Environment Loca	al Nature Reserve 🗆 Sp	ecial Protection Area	Special Area of Co	onservatio \square
	_ ,		•	
	Biodiversity Alert Site	Site of Biological Import		Woodland
Regional Important Geological Site		•		pture Site
Agricultural Land Classification Gr	ade 3 Landscap	e Characte Audley Ancier	nt Clay Farmlands	
Heritage: Listed Buil Conservat		r Listed: ☐ Schedered Park/Garden ☐	duled Ancient Monu	iment 🗌
Physical Environment Su	rface Water Flood Risk: 1	in 30 years Flood	Zone Floo	od Zone 🗌
Do surrounding uses raise amenity	concerns	development have adverse	environmental imp	act
Air Quality Management Area	Coal Authority High Risk A	Area Mineral Safeguare	d Area On site	
Mineshafts: Adverse topogra	-	waa 🗆 William aaragaan	d / tica Off Site	
<u>Accessibility</u> Constrained	Access: Public Rigi	nt of Way 🗌 Rural site	outside developme	nt 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	>1000111

Site Details Site address: Land off Nantwich Road / Park Lane (2) Audley SHELAA number: AB34	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne SCC Site use: Agriculture Gross Site Area (Ha). Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 265 Site Gross Capacity: 265 very Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Sui	tability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site dissconnected but in close proximity to the development boundary of Auc promoted for housing development. A Biodiversity Alert Site and Regionally Important Geo adjoins part of the western boundary. The site has poor access to a range of services and on site.	logical site (Kent Hill Quarry)
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate	е
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Less of	constrained
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancient	Carbon Capture Site
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood 2 Do surrounding uses raise amenity concerns □ Could development have adverse and adverse to a could develop to the could develop	environmental impact 🗹
Accessibility Constrained Access: □ Public Right of Way ✓ Rural site of	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details SHELAA number: AB37 Site address: Land East of Alsager Road (1), Audley	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne SCC Site use: Agriculture Gross Site Area (Ha). Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 243 Site Gross Capacity: 243 ivery Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	
Availability: Available Achievability: Achievable A Green Belt site bordering the development boundary of Audley settlemet. The site is pro development. A Biodiversity Alert Site (Audley Castle Banks) occupies part of the site to th partially effected by flood zones 2 and 3. Developable area calculation takes this into acco proximity to Audley Conservation Area. The site has access to a range of services and fac site.	moted for housing ne north-east. The site is also unt. The site is in close
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Less	constrained
SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ✔ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien Heritage: Listed Building ☐ Locally Listed: ☐ Sched	e 🗌 Carbon Capture Site 🗌
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	
Accessibility Constrained Access: □ Public Right of Way Rural site of Way GP Health Centre: <800m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Alsager Road, North of Audley SHELAA number: AB4	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha). Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 122 Site Gross Capacity: 122 Every Period 0 - 5: 0 6 - 10: 0 Der Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Available Achievability: Achievable	
A Green Belt site isolated and disconnected from Audley and Bignall End settlement. The of uses including housing, employment, food & drink, community / sports / entertainment for accommodation, retail, education, health and renewable energy. The Economic Needs Assilpoor'. Bus services do not appear to operate at this location. Alsagers Road does not have has poor access to a range of services and facilities.	site is promoted for a variety acilities, tourist sessment grades the site as
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong (experiment) Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Poor Low Zero Carbon Opportunitie More	GA) constrained
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importate Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e Carbon Capture Site t Clay Farmlands
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Risk: 1 in 1000 years Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site of Public Right Of Way ☐ Public Right Of Way ☐ Rural site of Public Right Of Way ☐ Public Right Of Way ☐ Rural site of Public Right Of Way ☐ Public Righ	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Alsager Road, North of A500 Deliverable site
SHELAA number: AB5 Developable site
Ward: Audlov Estimated Potential Capacity: 85
Greenfield or brownfield Greenfield Site Area (Ha). Site Gross Capacity: 85
Land Owne Unknown Density applied (dph): 30 Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 2.82 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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: Strong (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 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 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

Site Details Site address: Land rear of White Oaks, Audley Road, Bignall Deliverable site
SHELAA number: AB52 End Developable site
Ward: Audlay Estimated Potential Capacity: 42
Greenfield or brownfield Greenfield Site Gross Capacity: 42
Land Owne Unknown Density applied (dph): Developable Area Applied: 85% Delivery Period O - 5: O - 40: O - 5: O
Site use: Local Wildlife Site
Developable Area (Ha): 1.39 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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 □ 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 Estimat	ed Potential Capacity: 1056
Greenfield or brownfield Greenfield Density applied (dph): 30	Site Gross Capacity: 1056
Land Owne Unknown Developable Area Applied: 80%	ivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
grades the sites as 'good'. A small proportion of the south western boundary is effected by Lane, Hullock's Pool Road and Greatoak Road are single laned, and have not footpaths or Road has no footpaths for pedestrians. Listed building and public right of way on site. The range of services and facilties. Land owner is currently unknown.	r street lighting. Alsagers
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Good Low Zero Carbon Opportunitie More	te (GA) constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building ✓ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Mineshafts: ☐ Adverse topography ☐	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Public Right of Way GP Health Centre: <1600m Hospital: >1600m Open Space: <800m Primary School: <1600m Secondary School: >1600m College: >1600m Covenience Store <1600m Supermarket: >1600m Bus Stop: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land East of Wereton Road, Audley Deliverable site
SHELAA number: AB72 Developable site
Ward: Audley Estimated Potential Canacity: 99
Greenfield or brownfield Greenfield Greenfie
Land Owne Private Density applied (dph): 30 Developable Area Applied: 80% Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 3.3 Call for Site: 🗹 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: 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 Image: Flood Zone<
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site outside development boundary ✓ GP Health Centre: <1600m

Site Details Site address: Land West of Wereton Road, Audley Deliverable site
SHELAA number: AB73 Developable site
Ward: Audley — Estimated Potential Capacity: 13
Greenfield or brownfield Greenfield Greenfield Site Gross Capacity: 13
Land Owne Private Density applied (dph): Density applied (dph): Delivery Period Delivery Period O - 5: O
Site use: Agriculture Developable Area Applied: 85% Developable Area (Ha): 0.43 Call for Site: 11 - 15: 0
Developable Area (Ha): 0.43 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable A Green Belt site dissconnected 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 Bus Stop: <400m Train Station: >1600m

Site Details SHELAA number: AB75 Site address: Land West of Bignall End Road, Audley	Deliverable site
Ward: Audley Estimat	ed Potential Capacity: 136
Greenfield or brownfield Greenfield	Site Gross Capacity: 136
Land Owne Private Density applied (dpn): 30 Deli	very Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
Developable Area (Ha): 4.52 Call for	or Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Available Achievability: Achievable	
A Green Belt site dissconnected but in close proximity to the development boundary of Aul	
promoted for multiple uses including housing, employment, sports / community facilities, he and renewable energy. A Biodiversity Alert Site (Bignall End Road) adjoins the north-easte access to some services and facilities. Bignall End Road has no footpaths or street lighting and public right of way on site.	rn boundary. The site has
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie More	constrained
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importate Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e Carbon Capture Site
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Risk: 1 in 30 years	
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site of Constrained Access: GP Health Centre: <1600m	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Corner House Farm, Alsager Road, Audley Deliverable site Developable site
Ward: Audley Gross Site Area (Ha): 27.03 Consider A policy applied (dph): 30 Consider A policy applied (dph): 30 Developable Area Applied: 80% Developable Area (Ha): 21.04 Consider A policy applied Capacity: 631 Delivery Period 6-10: 0 Consider Applied: 80% Consider Area (Ha): 27.03 Developable Area Applied: 80% Developable Area (Ha): 21.04 Consider Applied: 631 Consider Area (Ha): 27.03 Consider Area (Ha):
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Acheivable 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. Developbale 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: 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

Site Details SHELAA number: AB78 Site address: Land North of Cross Lane, Audley	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha). Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 85 Site Gross Capacity: 85 very Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievable	
A Green Belt site located isolated and dissconnected from the development boundary of A settlement. The site is promoted for housing development. Cross Lane is a single lane roa street lighting. The site has poor access to a range of services and facilities. Public right of	d with no public footpaths or
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderta Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie More	e (GA) constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Risk: 1 in 30 years Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Public Right of Way ✓ Rural site of Public Right of Way ✓ Rural site of Conference Store GP Health Centre: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details SHELAA number: AB79 Site address: Land South of Cross Lane, Audley	Deliverable site ☐ Developable site ☐
Ward: Audley Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): Density applied (dph): Developable Area Applied: 80% Developable Area Applied: 80%	ed Potential Capacity: 448 Site Gross Capacity: 448 very Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable A Green Belt site located isolated and dissconnected from the development boundary of A settlement. The site is promoted for housing development. Access via Cross Lane and Gr roads with no public footpaths or street lighting. The site has limited access to a range of s right of way on site.	udley and Bignall End reatoak Road are single lane
	constrained Special Area of Conservatio
Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Audley Ancien	e Carbon Capture Site
Heritage: Listed Building ✓ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Risk: 1 in 30 years Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land rear of Unity Way, Butt Lane Deliverable site
SHELAA number: BL14 Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 0.61 Estimated Potential Capacity: 10
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 10
Land Owne NuLBC Developable Area Applied: 85% Delivery Period 0 - 5: 0 6 - 10: 0
Site use: Open space Developable Area (Ha): 0.25 Call for Site: 11 - 15: 0
<u>Summary Comments</u> Housing Suitability: Potentially suitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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 acheived off Unity Way rather that Newcastle Road (A34). The site is narrow, and predominantly surrounded by residential
development which makes it unsuitable for employment development. Developable area calaculation 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: 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 Urban Landscape Characte None - urban area
2 and a composition of the compo
Heritage: Listed Building ☐ Locally Listed: ☐ Scheduled Ancient Monument ☐
Conservation Are Registered Park/Garden
Conservation Are
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: <400m Secondary School: <1600m College: >1600m Town Centre: <1600m
Covenience Store >1600m Supermarket: <1600m Bus Stop: <400m Train Station: <1600m

Site Details Site address: Clough Hall Playing Fields, Talke Deliverable site
SHELAA number: BL18 Developable site
Ward: Talke & Butt Lane Estimated Potential Canacity: 1285
Greenfield or brownfield Greenfield Site Gross Capacity: 285
Land Owne SCC Delivery Period 0 - 5: 0
Site use: Green space
Developable Area (Ha): 7.13 Call for Site: ✓ 11 - 15: 0
<u>Summary Comments</u> Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
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: Moderate Playing Pitch Strategy: Lapsed use 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 □ 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 ☐ 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

Site Details Site address: Linley Trading Estate, Butt Lane	Deliverable site
SHELAA number: BL22	Developable site
Ward: Talka & Butt Lana Estimat	ed Potential Capacity: 114
Greenfield or brownfield Brownfield	Site Gross Capacity: 114
Land Owne Unknown Density applied (dph): Deliverent la Area Applied (2004)	very Period 0 - 5: 0
Site use: Employment Developable Area Applied: 80% Developable Area (Ha): 2.86 Call for	6 - 10: 0
Developable Area (11a). 2.00 Call to	or Site:11 - 15:0
Summary Comments Housing Suitability: Suitable Employment Su Availability: Unavailable Achievability: Achievable The site is located within the Kidsgrove urban area, and forms part of Nelson Business Es for vehicle storage and distribution. Availability assessment reflects this. The Economic Nesite as 'poor'. The site has access to some services and facilities. Land owner is currently	Viability: Viable tate. The site is in active use eds Assessment grades the
Dia d	
Planning and Sustainability Green Belt Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Poor Low Zero Carbon Opportunitie Unsui	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: >1600m Train Station: <1600m

Site Details Site address: Land adjacent 31 Banbury Street, Talke	Deliverable site
SHELAA number: BL24	Developable site
Ward: Talko & Butt Lang	ed Potential Capacity: 10
Greenfield or brownfield Brownfie	Site Gross Capacity: 10
Land Owne Private Density applied (dph): Deland Owne Private Deland Owne Private Deland Owne Private	ivery Period 0 - 5: 0
Site use: Vacant Land Developable Area Applied: 95% Developable Area (Ha): 0.26 Call for	6 - 10: 0
Developable Area (Ha): 0.26 Call for	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Kidsgrove urban area. A previously promoted site with a laps dwellings (Ref.14/00027/FUL). No confirmation received about the site being promoted for confirmation). Availability assessment reflects this. The site is predominantly surrounded to a retail unit which makes it unsuitable for employment development. The site has access to Development high risk area on site.	future development (awaiting by residential development and
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	itable area
Natural Environment Local Nature Reserve □ Special Protection Area □ SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Important	Special Area of Conservatio
Regional Important Geological Site Tree Preservation Orde Heavily Woode	_
	•
Agricultural Land Classification	alea
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of WayGP Health Centre:<400m	Post Office: <400m Town Centre: <1600m Train Station: <1600m

Site Details Site address: Land at Slacken Lane, Kidsgrove (1) Deliverable site
SHELAA number: BL3 Developable site
Ward: Talko & Butt Lano Estimated Potential Canacity: 56
Greenfield or brownfield Greenfield Site Gross Capacity: 56
Land Owne Private Density applied (dph): 40 Developable Area Applied: 85% Developable Area Applied: 85%
Site use: Green space
Developable Area (Ha): 1.39 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
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 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 ☐ 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: <800m Secondary School: <1600m College: >1600m Town Centre: <1600m Covenience Store >1600m Supermarket: <800m Bus Stop: <400m Train Station: <1600m

Site Details Site address: Land adjacent Harding's Wood, Liverpool Road SHELAA number: BL33 Ward: Kidsgrove & Ravenscliffe Gross Site Area (Ha): 1.05 Estimated Potential Capacity: 30
Greenfield or brownfield Greenfield Land Owne Unknown Site Gross Capacity: 30 Density applied (dph): 40 Developable Area Applied: 85% Developable Area (Ha): 0.76 Call for Site: 10 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment Suitability: Suitable Availability: Unavailable Achievability: Achievable Viability: Viability:
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 ✓ 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 □
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<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 Estimate	ed Potential Capacity: 195
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 195
Land Owne Private Developable Area Applied: 80%	very Period 0 - 5: 0
Site use: Open Space	6 - 10: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability:	
Availability: Unavailable Achievability: Achievable	Viability: Viable
space. The site is identified as Natural and Semi-Natural Greenspace in the Open Space S Coast Mainline and Hardings Wood Conservation Area are located in close proximity to the has access to a range of services and facilities. Public right of way adjoins the southern bo trees and development high risk area on site.	e northern boundary. The site
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Natural and Set Low Zero Carbon Opportunitie Unsuit Unsuit	emi-Natural Greenspace
<u>Natural Environment</u> Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importa	ance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde Heavily Woode	e 🗸 Carbon Capture Site 🗌
Agricultural Land Classification Urban Landscape Characte None - urban a	·
Landscape Characte Ivens discare	arou .
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: ☐ Adverse topography ☐	environmental impact
Accessibility Constrained Access: <a> <a> <a> <a> <a> <a> <a> <a> <a> <a>	Post Office: <800m Town Centre: <1600m Train Station: <800m

Site Details Site address: Land to the rear of Second Avenue, Kidsgrove Deliverable site
SHELAA number: BL6 Developable site
Ward: Kidsgrove & Ravenscliffe Gross Site Area (Ha): 1.59 Estimated Potential Capacity: 54
Greenfield or brownfield Greenfield Greenfield Greenfield Density applied (dph): Gross Site Area (ria). 1.39 Site Gross Capacity: 54
Land Owne Private Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 85% Developable Area (Ha): 1.35 Call for Site: ✓ 11 - 15: 0
Developable Area (Ha): 1.35 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
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 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 ☐ 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

Site Details Site addres	s: Chatterley Valley, Lowlan	ds Road, Bradwell	Deliverable site	e 🗆
SHELAA number: BW1			Developable si	te 🗌
Ward: Bradwell	Gross Site Area (H	a): 6.5 Estima	ted Potential Ca	pacity: 260
Greenfield or brownfield Brownfi		′ 	Site Gross Ca	pacity: 260
Land Owne NuLBC	Developable Area	' Del	_	- 5: 0
Site use: Green space	Developable Area		0:4	- 10: 0
		5.2 Sun 1		1 - 15: 0
Summary Comments House	sing Suitability: Unsuitable	Employment Su	uitability: Suitab	le
Availability	/: Available	Achievability: Achievable	Viability:	Viable
The site is located within the New Council has provided JCB the opt planning approval for employmen reference BW19 to the south curr grades the site as 'good', and sugmineshafts on site. Bus services range of services and facilities.	tion of expanding the existing at use (Ref. 07/00995/EXTN) the rently has planning approval for agestes the site to be retained	neighbouring premisis onto out has now expired. Neigh or employment use. The Ed for employment use. Deve	o this site. The s bouring SHELA/ conomic Needs / lopment high ris	ite had A site Assessment k areas and
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Unsu	itable area	
Natural Environment SSSI: Ramsar site Regional Important Geological Si Agricultural Land Classification	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Import Orde Heavily Wood oe Characte None - urban	e 🗌 Carbon	Conservatio ent Woodland Capture Site
		r Listed: Sched	duled Ancient Mo	onument
Physical Environment Do surrounding uses raise amen Air Quality Management Area Mineshafts: Adverse topog	Coal Authority High Risk A	development have adverse	environmental i	
Accessibility Constrain GP Health Centre: >1600m Primary School: >1600m Covenience Store >1600m	Hospital: >1600m Secondary School: >1600m Supermarket: >1600m	Open Space: <400m College: >1600m Bus Stop: >1600m	Post Office:	>1600m htre: >1600m on: >1600m

Site Details Site address:	Recreation ground, Brady	well	Deliverable s	site 🗌
SHELAA number: BW14			Developable	site
Ward: Bradwell	Gross Site Area (H	a): 6.62 Estima	⊒ ted Potential C	Capacity: 100
Greenfield or brownfield Greenfield		<i>'</i>	Site Gross C	Capacity: 100
Land Owne NuLBC	Developable Area	′ <u> </u>	,	0 - 5:
Site use: Open space	Developable Area	• •	(a. C:4a.	6 - 10: 0
		(11a). 2.01	or Ono.	11 - 15: 0
Summary Comments Housi	ng Suitability: Unsuitable	Employment St	uitability: Uns	uitable
Availability:	Available	Achievability: Achievabl	e Viabili	ty: Viable
The site is located within the Newcondervision for Children and Teenage masterplan exercise with a develop capacity calculations reflect this. Painformation provided indicates the sidevelopment and is adjacent to a caccess to some services and facility	ers in the Open Space Strate bable area of 2.51ha that cou art of the site is identified as scheme is no longer being pure rematorium which makes it were services to the school of the services of the serv	egy 2022. The site has pre uld accommodate 100 dwe part of the Urban Tree Pla ursued. The site is surrour unsuitable for employment	viously been sollings. Developenting Strategy anded by resided development.	ubject to a pable area and However, ntial
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Multiple typolo Carbon Opportunitie Unsu	ogies (2 in total	
Natural Environment SSSI: ☐ Ramsar site ☐ Regional Important Geological Site Agricultural Land Classification No	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Import Orde Heavily Wood Dre Characte None - urban	tance □ And	of Conservatio ☐ cient Woodland ☐ n Capture Site ✔
Heritage: Listed Bui		Listed: Scheenered Park/Garden	duled Ancient I	Monument □
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse		
GP Health Centre: <1600m		ont of Way Rural site Open Space: <400m College: >1600m Bus Stop: <400m	Post Office	e: <800m entre: >1600m ation: >1600m

Site Details Site address: Bradwell Lane, Bradwell Deliverable site
SHELAA number: BW17 Developable site
Ward: Bradwell Gross Site Area (Ha): 0.48 Estimated Potential Capacity: 23
Greenfield or brownfield Greenfield Density applied (dph): 50 Site Gross Capacity: 23
Land Owne NuLBC Developable Area Applied: 95% Delivery Period 0 - 5: 0
Site use: 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: 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. Furthermore, the site is part of the Urban Tree Planing 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 ☐ Green Belt Assessment:
Playing Pitch Strategy: Open Space Strategy: Amenity Greenspace
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuitable area
Notural Environment
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: <400m
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: Chatterley Valley, Chatter	ley Sidings Deliv	verable site
SHELAA number: BW19	Deve	elopable site
Ward: Bradwell Gross Site Area (H	a): 43.32 Estimated Po	otential Capacity: 1325
Greenfield or brownfield Greenfield Density applied (dp	´ Site	Gross Capacity: 1325
Land Owne Private Developable Area A	Delivery	Period 0 - 5: 0
Site use: Agriculture Developable Area		6 - 10: 0
	20.43 Odii 101 Oli	e: U 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Suitabili	ty: Suitable
Availability: Available	Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area. The site had employment development - B1(b), B1(c), B2 and B8 (previous I 31/03/2022. Ravendale Industrial Estate adjoins the northern be site as 'good'. A Site of Biological Importance (Bradwell Pit) is in Developable area calculation takes this into account. Development ange of services and facilities.	Use Class Order). Site status no oundary. The Economic Needs A dentified on site to the south-eas	t started as of Assessment grades the it (approx. 10.21ha).
Playing Pitch Strategy: Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Unsuitable	area
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation C	Site of Biological Importance	ial Area of Conservatio Ancient Woodland Carbon Capture Site
	Listed: Scheduled	Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in the property of the physical Environment 1 in the physical Environment Do surrounding uses raise amenity concerns □ Could on the physical Environment Air Quality Management Area □ Coal Authority High Risk Area Mineshafts: □ Adverse topography □	development have adverse envir	onmental impact 🗹
	Open Space: <400m Po	le development boundary ost Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: High Carr Colliery, Bradwell Deliverable site		
SHELAA number: BW2 Developable site		
Ward: Bradwell Gross Site Area (Ha): 21.19 Estimated Potential Capacity:	627	
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 6	527	
Land Owne Unknown Developable Area Applied: 80% Delivery Period 0 - 5:	0	
Site use: Scrap yard / green space	0	
Developable Area (Ha): 12.54 Call for Site: 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 ✓ 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 Special Protection Area Special Area of Conservation Special Area of Cons	land 🗌	
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 ☐	_	
AccessibilityConstrained Access:Public Right of WayRural site outside development boundGP Health Centre:<1600m	00m	

Site Details Site address: Site at the end of Speedwell Road (1), Parkhouse Deliverable site Developable
Greenfield or brownfield Brownfield Brownfield Density applied (dph): Land Owne Unknown Site use: Industrial car park / yard Developable Area (Ha): Developable Area (Ha): Developable Area (Ha): O-40 Developable Area (Area (Ha): Developable Area (Ha): Developable Area (Ha): Call for Site: 11 - 15: Developable Area (Ha):
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Suitable Availability: Unavailable Achievability: Achievable Viability: Viability:
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 ☐ 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details SHELAA number: BW25 Site address: Land West of Speedwell Road, Parkhouse Industrial Estate (East) Deliverable site Developable site
Ward: Bradwell Gross Site Area (Ha): 0.83 Density applied (dph): 50 Developable Area Applied: 85% Developable Area (Ha): 0.71 Estimated Potential Capacity: 36 Site Gross Capacity: 36 Delivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Suitable Availability: Unavailable Achievability: Achievable Viability: Viability:<
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 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 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land at Chemical Lane, Bradwell	Deliverable site
SHELAA number: BW26	Developable site
Ward: Bradwell Gross Site Area (Ha): 0.36 Estir	nated Potential Capacity: 17
Greenfield or brownfield Brownfield Density applied (dph): 50	Site Gross Capacity: 17
Land Owne Unknown Developable Area Applied: 95%	Delivery Period 0 - 5: 0
Site use: Industrial yard / green space	6 - 10: 0
	III for Site: ☐ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment	Suitability: Suitable
Availability: Unavailable Achievability: Achieva	ble Viability: Viable
The site is located within the Newcastle urban area, and forms part of Longbridge Haye	
poor access to a range of services and facilities. Development high risk area on site. La	
Planning and Sustainability Green Belt ☐ Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Ur	suitable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Imp	ortance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde Heavily Wo	
	<u> </u>
Agricultural Land Classification None Agricultural Landscape Characte None - urba	an area
<u>Heritage:</u> Listed Building ☐ Locally Listed: ☐ Sch	neduled Ancient Monument
Conservation Are Registered Park/Garden	
Physical Environment Surface Water Flood Risk: 1 in 30 years Flo	od Zone 🔲 Flood Zone 🗌
Do surrounding uses raise amenity concerns Could development have adver	se environmental impact
	ard Area On site
	on site
Mineshafts: ☐ Adverse topography ☐	
Accessibility Constrained Access: ☐ Public Right of Way ☐ Rural si	te outside development boundary
GP Health Centre: >1600m Hospital: >1600m Open Space: <400m	Post Office: <1600m
Primary School: <1600m Secondary School: >1600m College: >1600r	m Town Centre: <1600m
Covenience Store >1600m Supermarket: <1600m Bus Stop: <800m	Train Station: >1600m

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Site Details Site address:	Site at the end of Cross S	Street, Bradwell	Deliverable s	site 🗌
SHELAA number: BW27			Developable	site
Ward: Bradwell	Gross Site Area (H	a): 0.23 Estima	_ ted Potential 0	Capacity: 11
Greenfield or brownfield Brownfie		<i>'</i>	Site Gross (Capacity: 11
Land Owne Unknown	Developable Area	' De	,	0 - 5:
Site use: Car park	Developable Area		· • · ·	6 - 10: 0 11 - 15: 0
		(. (a).	o. ••	11 - 15: 0
	ng Suitability: Unsuitable	Employment Su	uitability: Suita	able
Availability:	Unavailable	Achievability: Achievable	e Viabili	ty: Viable
use for employment and ancillary under the site has limited access to a rail				idustriai estate.
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Unsu	nitable area	
Natural Environment SSSI: ☐ Ramsar site ☐ Regional Important Geological Site Agricultural Land Classification No	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Import Orde Heavily Wood De Characte None - urban	ance □ And e □ Carbo	of Conservatio cient Woodland n Capture Site
Heritage: Listed Bui		Listed: Scheo	duled Ancient	 Monument □
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse		-
GP Health Centre: <1600m		Open Space: <400m College: >1600m Bus Stop: <800m	Post Office	e: <1600m Centre: >1600m ation: >1600m

Site Details Site address: Land at Talke Road (A34), Bradwell	Deliverable site
SHELAA number: BW28	Developable site
Ward: Bradwoll - Estim	nated Potential Capacity: 7
Greenfield or brownfield Greenfield	Site Gross Capacity: 7
Land Owne NuLBC Density applied (dph): 50	Delivery Period 0 - 5: 0
Site use: Greenspace Developable Area Applied: 95% Developable Area (Ha): 0.13 Cal	6 - 10: 0
	11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment S	
Availability: Unavailable Achievability: Achieval The site is located within the Newcastle urban area, and is considered unsuitable for de-	
and irregular shape. Mature trees are also present on site. The site has access to some from Talke Road is restricted to left in left out. The land owner is not promoting the site for the site of th	
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie	suitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	ode Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sch Conservation Are □ Registered Park/Garden □	eduled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Do surrounding uses raise amenity concerns □ Could development have adversed Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguare Mineshafts: □ Adverse topography □	·
Accessibility Constrained Access: ✓ Public Right of Way Rural sit GP Health Centre: <800m Hospital: >1600m Open Space: <400m Primary School: <800m Secondary School: <1600m College: >1600m Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	e outside development boundary Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Site at the end of Speedwell Road (2), Parkhouse Deliverable site Developeble site Developebl
SHELAA number: BW29 Developable site
Ward: Bradwell Gross Site Area (Ha): 1.37 Estimated Potential Capacity: 58
Greenfield or brownfield Greenfield Density applied (dph): 58
Land Owne 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
11-13.
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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land at High Carr, Talke Road, Bradwell	Deliverable site
SHELAA number: BW3	Developable site
Ward: Bradwell Gross Site Area (Ha): 15.74 Estimate	ted Potential Capacity: 630
Greenfield or brownfield Greenfield Density applied (dph): 50	Site Gross Capacity: 630
Land Owne NuLBC Developable Area Applied: 80%	ivery Period 0 - 5: 0
Site use: Open space	or Site: 6 - 10: 0
	11-13.
Summary Comments Housing Suitability: Unsuitable Employment Su	iitability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
natural greenspace in the Open Space Strategy 2022. The Economic Needs Assessment High Carr Business Park adjoins the southern boundary. Part of the site to the north-east i (High Carr Colliery). The whole site is heavily wooded. Land owner is not actively promotin assessment reflects this. Development high risk areas, mineshafts and previous landfill or access to range of services and facilities.	is a Biodiversity Alert Site ag the site. Availability
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Natural and Set	
Economic Needs Assessment: Very poor Low Zero Carbon Opportunitie Unsu	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification None Agricultural Landscape Characte South Kidsground	e 🗸 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: ✓ Adverse topography □	environmental impact 🗹
AccessibilityConstrained Access:Public Right of WayRural site of WayGP Health Centre:<1600m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Chatterley Valley, Ravensdale	Deliverable site
SHELAA number: BW5	Developable site
Ward: Bradwell Gross Site Area (Ha): 2.63 Estima	ated Potential Capacity: 105
Greenfield or brownfield Greenfield Density applied (dph): 50	Site Gross Capacity: 105
Land Owne Private Developable Area Applied: 80%	elivery Period 0 - 5: 0
Site use: Vacant land	6 - 10: 0
	for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment S	uitability: Suitable
Availability: Available Achievability: Achievab	e Viability: Viable
(Ref. 20/01047/FUL). Site status not started as of 31/03/2022. The Economic Needs Ass 'average', and suggests the site to be retained for employment use. The site has poor act facilities.	
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Average Low Zero Carbon Opportunitie Unstructed	uitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Agricultural Land Classification None Agricultural Landscape Characte None - urban	de ☑ Carbon Capture Site □
Heritage: Listed Building □ Locally Listed: □ Sche Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguar Mineshafts: □ Adverse topography □	-
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:>1600mHospital:>1600mOpen Space:<400m	outside development boundary Post Office: >1600m Town Centre: <1600m Train Station: >1600m

Site Details Site address: Land West of Douglas Road, Cross Heath Deliverable site
SHELAA number: CH5 Developable site
Ward: Cross Heath Gross Site Area (Ha): 3.01 Estimated Potential Capacity: 83
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 83
Land Owne NuLBC Delivery Period 0 - 5: 0
Site use: Open space Developable Area (Ha): 1.65 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 /
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 calaculation 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 Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Multiple typologies (2 in total) 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 □ Landscape Characte None
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 ✓ 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Land between Albany Road and Croft Road, SHELAA number: CH6 Cross Heath	Deliverable site Developable site
Greenfield or brownfield Greenfield Land Owne NuLBC Site use: Open space / play area Gross Site Area (Ha): [2.1] Density applied (dph): [50] Developable Area Applied: 80%	ed Potential Capacity: 84 Site Gross Capacity: 84 very Period 0 - 5: 0 6 - 10: 0 or Site: □ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Unavailable Achievability: Achievable	
The site is located within the Newcastle urban area. The site is identified as a high quality / and low quality / low value Provision for Children and Teenagers in the Open Space Strate Estate adjoins part of the southern boundary. Sub soil and grass previously tipped on site thas access to a range of services and facilities. Public right of way adjoins part of the eastern access to a range of services and facilities.	gy 2022. Croft Road Industrial of fill a drepression. The site
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Multiple typolog Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	gies (2 in total) table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural School:GP Health Centre:<400m	Post Office: <800m Town Centre: <1600m Train Station: >1600m

Site Details SHELAA number: CL1 Site address: Playground at real	r of Lincoln Avenue, Clayton Deliverable site Developable site	
Site use: Play ground / green space	Site Gross Capacity: 7 Delivery Period 0 - 5: (6 - 10: (7)) Out of the Area (Ha): 0.17 Out of the Area (Ha): 0.17	0 0 0
Summary Comments Housing Suitability: Unsuitability: Unavailable	itable Employment Suitability: Unsuitable Achievability: Achievable Viability: Viable	
would require improvements. Developable area calcula	rban area. Access off Lincoln Avenue appears to be narrow and tion takes this into account. Due to these constraints the site is coess to a range of services and facilities. The land owner is not	
	Green Belt Assessment: en Space Strategy: v Zero Carbon Opportunitie Unsuitable area	
	_ '	_
Heritage: Listed Building Conservation Are □	Locally Listed: Scheduled Ancient Monument Registered Park/Garden	
Physical Environment Surface Water Flood F Do surrounding uses raise amenity concerns □ Air Quality Management Area □ Coal Authority High Mineshafts: □ Adverse topography □	Could development have adverse environmental impact	
Accessibility Constrained Access: ✓ Pull GP Health Centre: <800m Hospital: >1600m Primary School: <800m Secondary School: < Covenience Store <1600m Supermarket: <800m	1600m College: >1600m Town Centre: <1600m	

Site Details Site address: Land off Melville Court, Clayton	Deliverable site
SHELAA number: CL14	Developable site
Ward: Westbury Park & Northwood Gross Site Area (Ha): 0.52 Estimate	ed Potential Capacity: 6
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 6
Land Owne Private Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Woodland / green space	or Site:
Summary Comments Housing Suitability: Unsuitable Employment Suitability:	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site bordering the Newcastle urban area, and is promoted for housing develo site is a Biodiversity Alert Site (Ferndown Local Nature Reserve). Part of the site is also he area calculation takes this into account. The site has limited access to a range of services way runs alongside the eastern boundary.	avily wooded. Developable
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Weak Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Keele Ancient	e 🗸 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Public Right	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Stafford Avenue, Clayton	Deliverable site
SHELAA number: CL4	Developable site
Ward: Clayton Gross Site Area (Ha): 3.88 Estima	ited Potential Capacity: 51
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 51
Land Owne NuLBC Developable Area Applied: 85%	livery Period 0 - 5: 0
Site use: Open space	6 - 10: 0 for Site: 11 - 15: 0
	for Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Summary Comments	uitability: Unsuitable
Availability: Unavailable Achievability: Achievabl	e Viability: Viable
The site is located within the Newcastle urban area, and identified as low quality / low value Open Space Strategy 2022. The presence of numerous mature trees on site creates a poirregular in shape. As a result the site would be unsuitable for development. Furthermore, promoting the site for development. The site has access to a range of services and facilities.	tential developable area that is the land owner is not
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Gree Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	nspace
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	e ✓ Carbon Capture Site □
Heritage: Listed Building □ Locally Listed: □ Scherolar Sch	duled Ancient Monument
Do surrounding uses raise amenity concerns Could development have adverse	Zone Flood Zone se environmental impact sed Area Within 250m
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<400mHospital:<1600mOpen Space:<400mPrimary School:<800mSecondary School:<800mCollege:>1600mCovenience Store<800mSupermarket:<1600mBus Stop:<400m	outside development boundary Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Stafford Crescent (garage site)	Deliverable site
SHELAA number: CL6	Developable site
Ward: Clayton Gross Site Area (Ha): 0.48	Estimated Potential Capacity: 14
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 14
Land Owne Aspire Housing Developable Area Applied: 95%	Delivery Period 0 - 5: 0
Site use: Green space Developable Area (Ha): 0.34	Call for Site: 6 - 10: 0
	Call for Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Emplo	byment Suitability: Unsuitable
Availability: Available Achievability:	
The site located within the Newcastle urban area. The site is irregular in shape a makes it unsuitable for development. The site has access to a range of services	
makes it unsultable for development. The site has access to a range of services	and racinities.
Planning and Sustainability Green Belt ☐ Green Belt Assessment	
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportuni	tie Unsuitable area
Natural Environment Local Nature Reserve ☐ Special Protection A	rea Special Area of Conservatio
	cal Importance Ancient Woodland
·	·
	rily Woode Carbon Capture Site
Agricultural Land Classification Urban Landscape Characte Non	e - urban area
Heritage: Listed Building ☐ Locally Listed: ☐	Scheduled Ancient Monument
Conservation Are Registered Park/Garder	
Physical Environment Surface Water Flood Risk: 1 in 100 years	Flood Zone Flood Zone
	e adverse environmental impact
·	·
	Safeguard Area Partially on site
Mineshafts: Adverse topography	
Accessibility Constrained Access: ☐ Public Right of Way ☐ F	Rural site outside development boundary
GP Health Centre: <800m Hospital: <1600m Open Space: <4	00m Post Office: <400m
Primary School: <800m Secondary School: <800m College:	>1600m Town Centre: >1600m
Covenience Store <800m Supermarket: <800m Bus Stop: <	Train Station: >1600m

Site Details Site address: Land East of Cambridge Drive (2), Clayton Deliverable site
SHELAA number: CL8 Developable site
Ward: Clayton Estimated Potential Capacity: 66
Greenfield or brownfield Greenfield Site Area (Ha). Site Gross Capacity: 66
Land Owne Private Density applied (dph): 40 Delivery Period 0 - 5: 0 Developable Area Applied: 80%
Site use: Agriculture
Developable Area (Ha): 1.65 Call for Site: 🗹 11 - 15: 0
Summany Commants
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. 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: 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 □ 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 □
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

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 Greenfield Greenfield Gross Site Area (Ha): Density applied (dph): 2.02 Site Gross Capacity: 65
Land Owne Private Developable Area Applied: 80% Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 1.62 Call for Site: 🗹 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 ☐ 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

Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Developable Area Applied: 80% Developable Area (Ha): 15.56 Call for the private of the pri	e Viability: Viable
A Green Belt site bordering the Newcastle urban area, and in relatively close proximity to site is promoted for housing development and open space. The site is promoted for housing Economic Needs Assessment grades the site as 'good', and indicates housing developmed viability reasons. Access via the A34 (Talke Road) has no public footpaths or street lighting out. Bells Hollow is single lane road with no footpaths or street lighting. Talke Road / Liver alternative access, but this also has no street lighting or public footpaths on the site side. It is a range of services and facilities.	ng development. The ent would be more suitable for e.g, and is limited to left in / left epool Road could provide an
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Import Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Wood	e 🗌 Carbon Capture Site 🗌
Agricultural Land Classification Grade 4 Landscape Characte South Kidsground Landscape Characte South Landscape Characte	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguar Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site GP Health Centre: <1600m	outside development boundary Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Parkhouse Road West, Chesterton	Deliverable site
SHELAA number: CT10	Developable site
Ward: Holditch & Chesterton Gross Site Area (Ha): 4.16	ated Potential Capacity: 100
Greenfield or brownfield Greenfield Density applied (dph): 50	Site Gross Capacity: 100
Land Owne NuLBC Developable Area Applied: 80%	livery Period 0 - 5: 0
Site use: Open space	for Site: 6 - 10: 0 11 - 15: 0
	11 - 13. 0
Summary Comments Housing Suitability: Potentially suitable Employment S	
Availability: Available Achievability: Achievab The site is located within the Newcastle urban area, and identified as low quality / low val	
Open Space Strategy 2022. Parkhouse Industrital Estate (West) adjoins the eastern bour Needs Assessment grades the site 'poor', but recognises the site falls within an establish Furthemore, the assessment also considers the site appropriate for housing development confirmed the site is promoted for employment development only. As a result, the site is to developable supply for housing. Site was used as a former marl pit. Development high rist trees are excluded from the developable area calculation. The site has access to some s	ed location for employment. t. The land owner has aken out of the deliverable and k area on site. Areas of mature
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green	nspace
Economic Needs Assessment: Poor Low Zero Carbon Opportunitie Unst	uitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Agricultural Land Classification None Agricultural Landscape Characte None - urban	le 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sche Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safegua Mineshafts: □ Adverse topography □	-
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<400m	outside development boundary Post Office: <800m Town Centre: >1600m Train Station: >1600m

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Site Details Site address:	Crackley Bank, Chesterton		Deliverable site
SHELAA number: CT11			Developable site
Ward: Crackley & Red Street	Cross Cits Area (He)	Estimat	ed Potential Capacity: 148
Greenfield or brownfield Greenfield	Gross Site Area (Ha):	3.09	Site Gross Capacity: 148
Land Owne NuLBC	Density applied (dpn):	50 Deli	very Period 0 - 5: 0
Site use: Open space	Developable Area Appli		6 - 10: 0
	Developable Area (Ha): 2.95 Call fo	or Site: 0
Summary Comments Housing Availability: The site is located within the Newcasin the Open Space Strategy 2022. To	stle urban area. The site is ider		Viability: Viable I low value Park and Garden
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space St	Assessment: rategy: Park and Gard on Opportunitie Unsui	en table area
	Biodiversity Alert Site S Tree Preservation Orde	ite of Biological Importa	e Carbon Capture Site
Heritage: Listed Build Conservation		ed: Sched	uled Ancient Monument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk Area	lopment have adverse	environmental impact
		Way ☐ Rural site on Space: <400m College: >1600m Bus Stop: <400m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

•				
Site Details Site address:	Rowhurst Close, Chester	ton	Deliverable si	te 🗌
SHELAA number: CT20			Developable :	site 🗌
Ward: Holditch & Chesterton	Gross Site Area (Ha	a): 17.01 Estima	ted Potential C	apacity: 76
Greenfield or brownfield Mixed	Density applied (dp	′ 	Site Gross C	apacity: 76
Land Owne Part NuLBC / unknow	vn	´	ivery Period (0 - 5:
Site use: Vacant land	Developable Area A		O'' -	6 - 10: 0
	Developable Alea	(11a). 1.32 Call 1	or Site	11 - 15: 0
Summary Comments Housin	g Suitability: Unsuitable	Employment Su	uitability: Suita	ble
Availability: A	Available	Achievability: Achievable	e Viability	y: Viable
calculation tales into account the rer unknown. The site is surrounded by Economic Needs Assessment grade Development high risk areas, mines	employment development of the site as 'average', and	which makes it unsuitable it suggests the site to retain	for housing devection	velopment. The nent uses.
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment: Ave	Open Spac	Belt Assessment: ce Strategy: Carbon Opportunitie Less	constrained	
	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Importation Orde Heavily Woode The Characte None - urban	e 🗌 Carbor	ient Woodland Capture Site
Heritage: Listed Build Conservation		Listed: ☐ Schedered Park/Garden ☐	duled Ancient N	fonument
Physical Environment Sur Do surrounding uses raise amenity Air Quality Management Area Mineshafts: ✓ Adverse topogra	Coal Authority High Risk A	development have adverse	environmental	
		Open Space: <400m College: >1600m Bus Stop: <800m	Post Office	entre: >1600m

Cite Detaile Overalles Land off Audles Bodd Chesterton
Site Details Site address: Land off Audley Rodd, Chesterton Deliverable site
SHELAA number: CT25 Developable site
Ward: Crackley & Red Street Fetimated Potential Canacity: 331
Greenfield or brownfield Greenfield Site Gross Capacity: 331
Land Owne Private Density applied (dph): Density applied (dph): Delivery Period O - 5: Delivery Period O - 5:
Site use: Agriculture Developable Area Applied: 95% Developable Area (Ha): 6.62 Call for Site: 11 - 15
Developable Area (Ha): 6.62 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
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.
The state of the s
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
Natural Environment
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Ancient 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
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
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 Registered Park/Garden Registered Park/Garden
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: 1 in 1000 years Flood Zone Flood Zone Flood Zone
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: 1 in 1000 years Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact
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: 1 in 1000 years Flood Zone Flood Zone Flood Zone
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: 1 in 1000 years Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact
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 Registered Park/Garden Conservation Are Registered Park/Garden 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
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 Registered Park/Garden Conservation Are Registered Park/Garden 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
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: 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 Accessibility Constrained Access: Public Right of Way Rural site outside development boundary
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: 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
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: 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 Accessibility Constrained Access: Public Right of Way Rural site outside development boundary

Site Details Site address: Land South of High Carr Business Park	Deliverable site
SHELAA number: CT26	Developable site
Ward: Crackley & Red Street	ted Potential Capacity: 103
Greenfield or brownfield Greenfield	Site Gross Capacity: 103
Land Owne NuLBC Density applied (dph): 50 Developable Area Applied: 80%	ivery Period 0 - 5: 0
Site use: Green space	6 - 10: 0 or Site: 11 - 15: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Su	
Availability: Likely to become available Achievability: Achievable	e Viability: Viable
A Green Belt site bordering the Newcastle urban area. Site information provided indicates effected by an existing tenancy for agricultural purposes. No information is provided as to cease. Part of the site is identified as high quality / high value Amenity Greenspace in the Numerous mature trees on site. Developable area calcaultion takes this into account. High currently limited to left in / left out. The site has access to some services and facilities. Depublic right of way on site	when this arrangement could Open Space Strategy 2022. hway access off the A34 is
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Weak Playing Pitch Strategy: Open Space Strategy: Amenity Green	nspace
	itable area / more constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Import Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Grade 4 Landscape Characte South Kidsground	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	
Accessibility Constrained Access: Public Right of Way ✓ Rural site GP Health Centre: <800m Hospital: >1600m Open Space: <400m Primary School: <800m Secondary School: <1600m College: >1600m Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	outside development boundary ✓ Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Hammond Road, 4 Parkhouse Industrial Deliverable site
SHELAA number: CT34 Developable site
Ward: Holditch & Chectorton Estimated Potential Canacity: 25
Greenfield or brownfield Brownfield Site Area (Ha): U.59 Site Gross Capacity: 25
Land Owne Private Defisitly applied (dpff). Delivery Period 0 - 5: 0
Site use: Depot yard Developable Area Applied: 85% Developable Area (Ha): 0.5 Call for Site: 11 - 15: 0
Developable Area (Ha): 0.5 Call for Site: 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 Dood Zone Flood Zone Air Quality Management Area Could development have adverse environmental impact Air Quality Management Area Mineral Safeguard Area On site Mineshafts: Adverse topography Image: Adverse topography Image: Adverse topography Image: Adverse topography
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Site at the end of Rosevale Business Park, Parkhouse Industrial Estate Deliverable site SHELAA number: CT35 Deliverable site Developable site
Greenfield or brownfield Brownfield Brownfield Density applied (dph): Land Owne Private Site Gross Capacity: 9 Developable Area Applied: 95% Developable Area (Ha): 0.17 Call for Site: 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 acillary 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 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Site at Brick-Kiln Lane / Rosevale Road junction, Chesterton SHELAA number: CT36 Site at Brick-Kiln Lane / Rosevale Road junction, Deliverable site Developable site
Ward: Holditch & Chesterton Greenfield or brownfield Brownfield Land Owne Private Site use: Employment Gross Site Area (Ha): 0.22 Density applied (dph): 50 Developable Area Applied: 95% Developable Area (Ha): 0.21 Site Gross Capacity: 11 Delivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Suitable Availability: Unavailable Achievability: Achievable Viability: Viability:
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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

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 Estimate	ed Potential Capacity: 6
Greenfield or brownfield Brownfield Density applied (dph): 50	Site Gross Capacity: 6
Land Owne Private Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Car park / yard	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Suitable	tability: Suitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area and forms part of Parkhouse Industrial appears to be in active use for employment and ancillary uses (yard). Access to the site ca the industrial estate. The site is surrounded by employment development which makes it u development. The site has access to a range of services and facilities.	n only be achieved through
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification None Agricultural Landscape Characte None - urban agricultural	Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Schede Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood 2 Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural State of Rural Stat	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land opposite High Carr Business Park (West of Deliverable site
SHELAA number: CT4 Developable site
Ward: Holditch & Chesterton Gross Site Area (Ha): 6.24 Estimated Potential Capacity: 250
Greenfield or brownfield Greenfield Site Gross Capacity: 250
Land Owne Nul BC Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 80% Developable Area (Ha): 5 Call for Site: 0
Developable Area (Ha): 5 Call for Site: 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 ☐ 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

Site Details Site address: Land South of Apedale Road, Holditch Deliverable site
SHELAA number: HD10 Developable site
Ward: Holditch & Chesterton Gross Site Area (Ha): 13.2 Estimated Potential Capacity: 179
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 179
Land Owne Private Delivery Period 0 - 5: 0
Site use: Open space Developable Area (Ha): 3.57 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 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: Moderate
Playing Pitch Strategy: Open Space Strategy: Natural and Semi-Natural Greenspace
Economic Needs Assessment: Average 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 Apedale Coalfields Farmlands
Landscape Characte Passace Commonder annual Commonder annual Commonder annual Commonder annual Commonder C
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: <800m College: >1600m Town Centre: >1600m
Covenience Store >1600m Supermarket: >1600m Bus Stop: <800m Train Station: >1600m

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Site Details Site address:	Playing field at London R	oad, Chesterton	Delive	erable site	
SHELAA number: HD12			Devel	opable site	
Ward: Holditch & Chesterton	Gross Site Area (H	a): 2.39 Es	timated Pot	ential Capacit	ty: 61
Greenfield or brownfield Greenfield		<i>'</i>	Site	Gross Capaci	ty: 61
Land Owne NuLBC	' ' ' ' ' ' ' '	, <u> </u>	Delivery P	eriod 0 - 5:	0
Site use: Open space / playing field	Developable Area A Developable Area		Call for Site:	6 - 10:	
	Developable Alea	(11a). 1.22	Call for Site.	11 - 1	5: 0
	ng Suitability: Potentially su		nt Suitability		
The site is located within the Newc	Unavailable	Achievability: Achie		Viability: Via	
low quality / low value Amenity Gre Tree Planting Strategy (carbon cap boundary. Developable area calact some services and facilities. Public	ture). Flood Zones 2 and 3 dulation takes into account the	confined to a very smale numerous mature tre	all section wites	ithin the south	ı-west
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Amenity Carbon Opportunitie	Greenspace Unsuitable a		
Natural Environment SSSI: Ramsar site Regional Important Geological Site Agricultural Land Classification Ut	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological In Orde Heavily Voree Characte None - u	nportance Voode	Al Area of Cor Ancient V Carbon Capt	Voodland
Heritage: Listed Bui	,	Listed: ☐ Sered Park/Garden ☐	Scheduled A	ncient Monun	nent 🗌
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adv		nmental impa	d Zone ✓ ct
GP Health Centre: <800m		ont of Way Rural Open Space: <400m College: >160 Bus Stop: <400	Pos 00m	e development st Office: <10 Fown Centre: Train Station:	600m >1600m

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SHELAA number: HD15 Ward: Holditch & Chesterton Greenfield or brownfield Brownfie Land Owne Private Site use: Speedway stadium Summary Comments Housi Availability: The site is located within the Newc development of B1c, B2 and/or B8 21/01131/REM) is currently pendin	Density applied (dph): Developable Area Applied: Developable Area (Ha): ng Suitability: Unsuitable	Estimate 50 B0% Call fo Employment Suit Vability: Achievable approval for the erect on for reserve matter /2022. The Econom	r Site: 11 tability: Suitabl Viability: tion of businesers application (ic Needs Asses	pacity: 240 pacity: 240 pacity: 240 pacity: 0
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment: Go	Green Belt Green Belt Ass Open Space Strate Low Zero Carbon C	essment:	ent high risk ar	ea on site.
Natural Environment SSSI: ☐ Ramsar site ☐ Regional Important Geological Site Agricultural Land Classification ☐ Heritage: Listed Bui Conserva	Biodiversity Alert Site Site of Site	of Biological Importa Heavily Woode cte None - urban a Schedu	☐ Carbon (ent Woodland Capture Site
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk Area 🗹	rs Flood Z ment have adverse of Mineral Safeguard	environmental i	
GP Health Centre: <1600m	Secondary School: <1600m	Rural site o pace: <400m College: >1600m Stop: <400m	Post Office:	nent boundary >1600m htre: >1600m on: >1600m

Site Details Site address: Land at London Road, Ch	esterton	Deliverable site
SHELAA number: HD16		Developable site
Ward: Holditch & Chasterton	Stimat	ed Potential Capacity: 295
Greenfield or brownfield Brownfield	1).	Site Gross Capacity: 295
Land Owne SCC	Deli	ivery Period 0 - 5: 0
Site use: Employment / scrap yard		6 - 10: 0
Developable Area	(Ha): 5.9 Call fo	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Availability: Unavailable	Employment Su Achievability: Achievable	
The site is located within the Newcastle urban area, and appear	<u> </u>	
purposes. The Economic Needs Assessment grades the site as Loomer Road Industrial Estate adjoins the western boundary, a boundary of the site. The site is predominantly surrounded by e housing development. Flood zones 2 and 3 are confined to a sr The site has access to some services and facilities.	nd Holditch Industrial Estat mployment development w	te adjoins the eastern thich makes it unsuitable for
Planning and Sustainability Green Belt ☐ Green Belt ☐ Open Space	Belt Assessment:	
		itable area
Economic Needs Assessment: Average Low Zero C	Carbon Opportunitie Unsui	nable area
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation O	Site of Biological Importa	e 🗌 Carbon Capture Site 🗌
	Listed: ☐ Schedered Park/Garden ☐	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in Do surrounding uses raise amenity concerns Could of Air Quality Management Area Coal Authority High Risk A Mineshafts: Adverse topography □	development have adverse	environmental impact
	Open Space: <400m College: >1600m Bus Stop: <400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Meadow Street / London Road, Chesterton	Deliverable site
SHELAA number: HD17	Developable site
Ward: Holditch & Chesterton Gross Site Area (Ha): 3.33 Estimates	ated Potential Capacity: 41
Greenfield or brownfield Brownfield Density applied (dph): 50	Site Gross Capacity: 41
Land Owne SCC Developable Area Applied: 85%	elivery Period 0 - 5: 0
Site use: Employment / sports pitch	6 - 10: 0
	for Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment S	Suitability: Unsuitable
Availability: Unavailable Achievability: Achievab	ole Viability: Viable
The site is located within the Newcastle urban area. It appears to be fully built out and in purposes. The Economic Needs Assessment grades the site as 'good', but recognises the Road Industrial Estate and Holditch Industrial Estate are in close proximity to the site. The surrounded by employment development which makes it unsuitable for housing development calaculation only takes into account the football pitch which is identified in the Play Pitch recommendation to be protected and enhanced. Flood zones 2 and 3 is confined to a smeastern boundary. Site has access to some services and facilities.	ne site is fully utilised. Loomer ne site is predominantly ment. Developable area Strategy 2020 with the
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Protect and enhance Open Space Strategy: Economic Needs Assessment: Good Low Zero Carbon Opportunitie Unstruction	suitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	de 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Scheen Conservation Are □ Registered Park/Garden □	eduled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adversed Air Quality Management Area Coal Authority High Risk Area Mineral Safeguare Mineshafts: Adverse topography	·
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address:	Lymedale Park, Holditch,	Chesterton	Delive	erable site	
SHELAA number: HD20			Devel	lopable site	
Ward: Holditch & Chesterton	Gross Site Area (H	a): 12.39 Es	timated Pot	ential Capaci	ty: 496
Greenfield or brownfield Greenfiel		′ 	Site	Gross Capaci	ty: 496
Land Owne Unknown	Developable Area	<i>'</i>	Delivery P	eriod 0 - 5:	0
Site use: Open space	Developable Area Developable Area		Call for Site:	6 - 10:	
	Developable Alea	(11a). 9.91	Call for Site.	11 - 1	5: 0
	ng Suitability: Unsuitable		nt Suitability		
Availability:	Unavailable	Achievability: Achie	vable	Viability: Via	able
Natural Greenspace in the Open S and suggests the site to be retained northern boundary. Part of the site runs through the site. Public right o limited access to a range of service	d for employment use if opposite south-east is designated from the following the follo	ortunities occur. Lyme as a Site of Biological d 3 adjoin part of the s	dale Buisne Importance	ss Park adjoi . Overhead po	ns the ower line
Planning and Sustainability	Green Belt ☐ Green	Belt Assessment:			
Playing Pitch Strategy:	Open Space	ce Strategy: Natural a	nd Semi-Na	tural Greensp	ace
Economic Needs Assessment: Av	erage Low Zero (Carbon Opportunitie	Less constra	ained	
		L			
	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological In Orde Heavily Vone Characte None - u	nportance √ Voode □	al Area of Cor Ancient V Carbon Capt	Voodland \square
Heritage: Listed Bui		Listed: Sered Park/Garden	Scheduled A	ncient Monun	nent 🗌
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adv		nmental impa	d Zone ✓
GP Health Centre: <800m		Open Space: <400m College: <160 Bus Stop: <400	Pos 00m	e developmentst Office: <10 Town Centre: Train Station:	600m >1600m

Site Details SHELAA number: HD21 Site address: Land at Ashfield Brook, Holditch	Deliverable site Developable site
Greenfield or brownfield Brownfield Density applied (dph): Land Owne Unknown Site use: Car park / open space Density applied (dph): Developable Area Applied: 85%	ed Potential Capacity:
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unavailable Achievability: Achievable	
An irregular shaped site located within the Newcastle urban area. It forms part of Lymedale site appears to be fully built out in active use for employment purposes with ancillary uses Needs Assessment grades the site as 'average', but concludes the site does not lend itself majority of the site is effected by Flood Zones 2 and 3. Public right of way partially adjoins the site. Land owner is currently unknown. The site has access to some services and facili	(car park). The Economic for development. The the north-eastern boundary of
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Average Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood A Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Shraleybrook Road, Halmer End Deliverable site
SHELAA number: HD26 Ward: Audley Gross Site Area (Ha): 1.79 Call for Site: ✓ Developable site Gross Site Area (Ha): 1.79 Developable Area (Ha): 30 Developable Area (Ha): 1.51 Developable Site □ Call for Site: ✓ 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 Registered Park/Garden
Physical Environment Surface Water Flood Risk: 1 in 100 years Flood Zone ☐ Do surrounding uses raise amenity concerns ☐ Could development have adverse environmental impact ✓ Air Quality Management Area ☐ Coal Authority High Risk Area ✓ Mineral Safeguard Area 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

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Site Details Site address: Site off Dalewood Road, Holditch	Deliverable site
SHELAA number: HD30	Developable site
Ward: Halditch & Chaetartan Estimat	ed Potential Capacity: 20
Greenfield or brownfield Brownfield Gross Site Area (Ha): U.42	Site Gross Capacity: 20
Land Owne Unknown Deli	very Period 0 - 5: 0
Site use: Yard and car park Developable Area Applied: 95% Site use: Yard and car park	6 - 10: 0
Developable Area (Ha): 0.4 Call fo	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Unavailable Achievability: Achievable	
The site is located within the Newcastle urban area, and forms part of Lymedale Business in active use for employment and ancillary uses (yard). Access to the site can only be achie park. The site is surrounded by employment development which makes it unsuitable for he has access to some services and facilities. The land owner is currently unknown.	eved through the business
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Public Right of WayGP Health Centre:<800m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

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Site Details Site address:	Site West of Peacock Roa	ad, Holditch	Deliverable	site
SHELAA number: HD32			Developable	e site
Ward: Holditch & Chesterton	Gross Site Area (H	a): 0.41 Esti	 mated Potential	Capacity: 20
Greenfield or brownfield Brownfiel	, PP	′ 	Site Gross	Capacity: 20
Land Owne Unknown	Density applied (dp	<i>'</i>	Delivery Period	0 - 5:
Site use: Electrical substation	Developable Area A		all for Site:	6 - 10: 0
	Developable Alea	(i ia). 0.33	all for Oile.	11 - 15: 0
	ng Suitability: Unsuitable Unavailable	Employment Achievability: Achieva		suitable
The site is located within the Newcin operation as an electrical substa The land owner is currently unknow	tion. The site has access to			
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie U	nsuitable	
	Biodiversity Alert Site	ecial Protection Area Site of Biological Imp Orde Heavily Wo	oortance	a of Conservatio ncient Woodland on Capture Site
Agricultural Land Classification Ur	ban Landscap	e Characte None - urb	an area	
Heritage: Listed Bui Conserva		r Listed: ☐ Sc ered Park/Garden ☐	heduled Ancient	Monument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adve	ood Zone rse environmen uard Area None	-
GP Health Centre: <800m		ont of Way Rural s Open Space: <400m College: >1600 Bus Stop: <400m	Post Offi m Town	lopment boundary ce: <1600m Centre: >1600m Station: >1600m

Site Details Site address: Site at Holditch Road, Hold	ditch Deliverable site
SHELAA number: HD33	Developable site □
Ward: Holditch & Chasterton	Estimated Potential Capacity: 28
Greenfield or brownfield Mixed Gross Site Area (Ha)	Site Gross Capacity: 28
Land Owne Unknown Developable Area Ap	Delivery Period 0 - 5: 0
Site use: Vacant land, yard Developable Area (I	0 - 10. 0
	Ha): 0.56 Call for Site: 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 is in ver Lymedale Business Park. The site is in active use for employment achieved through the industrial estate / buisness park. The site is makes it unsuitable for housing development. The site has access currently unknown.	nt and ancillary uses (yard). Access to the site can only surrounded by employment development which
Playing Pitch Strategy: Open Space	elt Assessment: e Strategy: arbon Opportunitie Unsuitable area
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation Ord	cial Protection Area
<u></u>	Listed: Scheduled Ancient Monument ed Park/Garden
Physical Environment Surface Water Flood Risk: Non Do surrounding uses raise amenity concerns □ Could de Air Quality Management Area □ Coal Authority High Risk Are Mineshafts: □ Adverse topography □	evelopment have adverse environmental impact
Accessibility Constrained Access: □ Public Right GP Health Centre: <800m Hospital: <1600m O Primary School: <800m Secondary School: <1600m Covenience Store >1600m Supermarket: <1600m	of Way Rural site outside development boundary Popen Space: <400m Post Office: <1600m

Site Details Site address: Land to the North of Lommer Road Stadium Deliverable site
SHELAA number: HD35 Developable site
Ward: Holditch & Chectorton Fetimated Potential Canacity: 7
Greenfield or brownfield Brownfield Site Gross Capacity: 7
Land Owne Unknown Developable Area Applied: 95% Delivery Period 0 - 5: 0
Site use: Industrial yard
Developable Area (Ha): 0.14 Call for Site: 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 Loomer 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: Dopen Space Strategy: 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: 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land at Castle Street, Chesterton	Deliverable site
SHELAA number: HD7	Developable site
Ward: Holditch & Chastorton Estima	ted Potential Capacity: 15
Greenfield or brownfield Greenfield	Site Gross Capacity: 15
Density applied (dpn). 150 T	livery Period 0 - 5: 0
Site use: Open space	6 - 10: 0
Developable Area (11a).	for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	uitability: Unsuitable
Availability: Unavailable Achievability: Achievable	e Viability: Viable
high quality / low value Amenity Greenspace in the Open Space Strategy 2022. The comb sloping topography and the site's shape makes it unsuitable for development. The site has and facilities.	
Planning and Sustainability Green Belt Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy: Amenity Green	nspace
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	uitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Import Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 100 years Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguare Mineshafts: Adverse topography	
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<400mHospital:>1600mOpen Space:<400mPrimary School:<400mSecondary School:<400mCollege:>1600mCovenience Store>1600mSupermarket:>1600mBus Stop:<400m	outside development boundary Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Victoria Avenue, Miles Green Deliverable site
SHELAA number: HM10 Developable site
Ward: Audley Gross Site Area (Ha): 2.15 Estimated Potential Capacity: 52
Greenfield or brownfield Greenfield Site Gross Capacity: 52
Land Owne Private Developable Area Applied 80% Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 1.72 Call for Site: 🗹 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. Due to it's 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: Strong Playing Pitch Strategy: Open Space Strategy: 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 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 ☐ 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

Site Details Site address: Land south of Leycett Road, Scot Hay	Deliverable site
SHELAA number: HM15	Developable site
Ward: Audley Gross Site Area (Ha): 0.26 Est	timated Potential Capacity: 8
Greenfield or brownfield Greenfield	Site Gross Capacity: 8
Land Owne Private Density applied (dph): 30 Density applied (dph): 30 Developable Area Applied: 95%	Delivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
	Jail for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment	nt Suitability: Unsuitable
Availability: Available Achievability: Achiev	vable Viability: Viable
A Green Belt site dissconnected from the Newcastle urban area and development bot settlement. The site is located in Scot Hay amongst existing ribbon development. The development. Leycett Road has no public footpaths or street lighting next to the site. Trange of services and facilities. Public right of way runs alongside the northern boundary.	site is promoted for housing The site has poor access to a
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Mod Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie N	derate (GA)
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Im Regional Important Geological Site Tree Preservation Orde Heavily W Agricultural Land Classification Grade 4 Landscape Characte Apedale C	oode
Heritage: Listed Building □ Locally Listed: □ Section Section Are □ Conservation Are □ Registered Park/Garden □	cheduled Ancient Monument
Do surrounding uses raise amenity concerns Could development have advent	lood Zone
Accessibility Constrained Access: ✓ Public Right of Way ✓ Rural stress GP Health Centre: >1600m Hospital: >1600m Open Space: <400m Primary School: <1600m Secondary School: >1600m College: >1600m Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	

Site Details Site address: Co-operative Lane, Halmerend (land behind High Deliverable site
SHELAA number: HM21 Developable site
Ward: Audlov Estimated Potential Capacity: Q
Greenfield or brownfield Greenfield
Land Owne Unknown Delivery Period 0 - 5: 0
Site use: Residential property / garden Developable Area Applied: 95% Developable Area (Ha): 0.3 Call for Site: 11 - 15: 0
Developable Area (Ha): 0.3 Call for Site: 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: Dopen Space Strategy: 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: None 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

SHELAA number: HM22 Land adjacent Holly House, Crackley Lane, Scot Hay Developable site Developable site
Ward:AudleyGross Site Area (Ha):1.66Site Gross Capacity:42Call for Site:Site Gross Capacity:42Site use:AgricultureDevelopable Area (Ha):1.41Delivery Period General Capacity:0 - 5:0Developable Area (Ha):1.41Call for Site:42Call for Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Availability: Achievability: Achievable Viability: Viable
A Green Belt site dissconnected 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: 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 □ 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

Site Details Site address: Lord Nelson Farm, Wrinehill Deliverable site SHELAA number: HM29 Developable site
Ward: Madeley & Betley Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 0.32 Density applied (dph): 30 Developable Area Applied: 95% Developable Area (Ha): 0.32 Site Gross Capacity: 9 Delivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viability:
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

Site Details Site address: Land corner of Main Road and Checkley Lane, Wrinehill Ward: Madeley & Betley Cross Site Area (Us): Land Corner of Main Road and Checkley Lane, Wrinehill	Deliverable site Developable site ed Potential Capacity: 29	
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 1.13 Density applied (dph): 30 Developable Area Applied: 85%	Site Gross Capacity: 29 very Period 0 - 5: 0 6 - 10: 0 or Site: ✓ 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievable		
A Green Belt site dissconnected from the development boundary of Betley and Madeley se promoted for housing development. The nearest rural service centre is located over 1.5km development on site would not be complaint with Policy BBW2 of the Betley, Balterley and Development Plan. The site has limited access to a range of services and facilities.	ettlement. The site is away (Betley). Housing	
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: □ Schede Conservation Are □ Registered Park/Garden □	uled Ancient Monument	
Physical Environment Surface Water Flood Risk: Flood Zone Flood Zone		
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: >1600m Town Centre: >1600m Train Station: >1600m	

Site Details Site address: Land at 61 & 63 High Street, Alsagers Bank Deliverable site	
SHELAA number: HM64 Developable site	
Ward: Audley Cross Site Area (He): D.42 Estimated Potential Capacity: 12	
Greenfield or brownfield Greenfield Gross Site Area (Ha). Site Gross Capacity: 12	
Land Owne Private Density applied (dph): 30 Density applied (dph): Delivery Period 0 - 5: 0	
Site use: Agriculture Developable Area Applied: 95% Developable Area (Ha): 0.41 Call for Site: ✓ 11 - 15 0	
Developable Area (Ha): 0.41 Call for Site: 🗹 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 ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: 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 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 ☐ 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 Open Space: <400m	

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 Greenfield Greenfield Density applied (dph): 30 Site Gross Capacity: 54		
Land Owne Private Delivery Period 0 - 5: 0		
Site use: Agriculture		
Developable Area (Ha): 1.8 Call for Site: 🗹 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		
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		
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m		

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): Site Gross Capacity: 126		
Land Owne Private Delivery Period 0 - 5: 0		
Site use: Agriculture Developable Area (Ha): 4.2 Call for Site: 6 - 10: 0 11 - 15: 0		
11-13.		
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		
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 On site Mineshafts: Adverse topography		
Accessibility Constrained Access: Public Right of Way ✓ Rural site outside development boundary GP Health Centre: <1600m		

Site Details Site address: Land at Mount Road / Winghay Road junction, Kidsgrove Developable site Developable site	
Ward: Newchapel & Mow Cop Gross Site Area (Ha): Density applied (dph): Site use: Vacant land Gross Site Area (Ha): Developable Area Applied: 95% Developable Area (Ha): Developable Area (Ha): O.15 Site Gross Capacity: 6 Delivery Period (0 - 5: 0) 6 - 10: 0 Call for Site: 11 - 15: 0	
Summary Comments Housing Suitability: Suitable Employment Suitability: Unsuitable Availability: Unavailable Achievability: Achievable Viability: Viability:	
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 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 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 □ 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 □	
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400mHospital:>1600mOpen Space:<400mPost Office:<1600mPrimary School:<800mSecondary School:<800mCollege:>1600mTown Centre:<1600mCovenience Store>1600mSupermarket:<1600mBus Stop:<400mTrain Station:<1600m	

Site Details Site address: Land at Bedford Road, Kidsgrove	Deliverable site ☐	
SHELAA number: KG26	Developable site	
Ward: Kidsgrove & Rayenscliffe Estimat	ed Potential Capacity: 5	
Greenfield or brownfield Greenfield Gross Site Area (Ha): Density applied (dph): 40	Site Gross Capacity: 5	
Land Owne Private Developable Area Applied: 95%	ivery Period 0 - 5: 0	
Site use: Green space	6 - 10: 0 or Site: ✓ 11 - 15: 0	
	or Site: 🗹 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable	
Availability: Available Achievability: Achievable	Viability: Viable	
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 Unsuitable area		
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio	
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importa	ance Ancient Woodland	
Regional Important Geological Site Tree Preservation Orde Heavily Woods	e 🗌 Carbon Capture Site 🗌	
Agricultural Land Classification Urban Landscape Characte None - urban a	area	
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument	
Physical Environment Surface Water Flood Risk: None 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 □		
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <800m Train Station: <800m	

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 Site Area (Flat). Site Gross Capacity: 7	
Land Owne Private Delivery Period 0 - 5: 0	
Site use: Vacant site	
Developable Area (Ha): 0.17 Call for Site: 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 ☐ 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 ☐	
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m	

Site Details Site address: Land North of Keele University, Keele	Deliverable site	
SHELAA number: KL12	Developable site	
Ward: Keele Gross Site Area (Ha): 1.32 Estimate	ed Potential Capacity: 56	
Greenfield or brownfield Greenfield Density applied (dph): 50 50	Site Gross Capacity: 56	
Land Owne Private Developable Area Applied: 85%	very Period 0 - 5: 0	
Site use: Green snace	6 - 10: 0	
	or Site: 🗹 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Employment Suitability:		
Availability: Available Achievability: Achievable	Viability: Viable	
A Green Belt site that is heavily wooded. Tree Preservation Order on site. The site is prom and tourist accommodation. The site is in very close proximity to Keele Hall Registered Palaccess to some services and facilities.		
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: 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 Farmland		
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument	
Physical Environment Surface Water Flood Risk: None 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 □		
AccessibilityConstrained Access:Public Right of WayRural site of Public Right of WayGP Health Centre:<1600mHospital:>1600mOpen Space:<400mPrimary School:<800mSecondary School:<1600mCollege:<800mCovenience Store<800mSupermarket:>1600mBus Stop:<400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m	

Site Details Site address: Keele Science Park Phase 3, University of Keele Deliverable site	
SHELAA number: KL13 Developable site	
Ward: Keele Gross Site Area (Ha): 26.13 Estimated Potential Capacity: 224	
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 224	
Land Owne Private Developable Area Applied: 80% Delivery Period 0 - 5: 0	
Site use: Vacant land	
Developable Area (Ha): 11.21 Call for Site: 11 - 15: 0	
<u>Summary Comments</u> 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. Developbale area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good', and acknowleages 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	
<u>Natural Environment</u> Local Nature Reserve ☐ Special Protection Area ☐ Special Area of Conservatio ☐	
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland	
Regional Important Geological Site Tree 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 ☐ 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	

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): Site Gross Capacity: 56
Land Owne Private Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 2.8 Call for Site: 🗹 11 - 15: 0
<u>Summary Comments</u> 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 ✓ 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 □
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:>1600mHospital:>1600mOpen Space:<400m

Site Details SHELAA number: KL15 Site address: Land South of A525 between Keele University and Newcastle Developable site Developable site		
Ward: Keele Greenfield or brownfield Greenfield Land Owne Private Site use: Vacant land Gross Site Area (Ha): 18.05 Density applied (dph): 20 Developable Area Applied: 80% Developable Area (Ha): 13.02 Estimated Potential Capacity: 260 Site Gross Capacity: 260 Delivery Period 0 - 5: 0 6 - 10: 0 11 - 15: 0		
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: 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 developbale 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 ✓ 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 □ 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 100 years Flood Zone ☐ Do surrounding uses raise amenity concerns ✓ Could development have adverse environmental impact ✓ Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Area Partially on site Mineshafts: ☐ Adverse topography ☐		
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: <1600m		

Site Details Site address: Haying Wood, Keele	Deliverable site
SHELAA number: KL2	Developable site
Ward: Keele Gross Site Area (Ha):	Estimated Potential Capacity: 69
Greenfield or brownfield Greenfield Density applied (dph):	Site Gross Capacity: 69 Delivery Period 0 - 5: 0
Land Owne Private Developable Area Applied	Delivery Period 0 - 5: 0 6 - 10: 0
Site use: Open space Developable Area (Ha):	3.47 Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Suitability: Unsuitable
Availability: Available Achi	evability: Achievable Viability: Viable
A Green Belt site bordering the Newcastle urban area. The site is prof 65% of the site is identified as high quality / low value Natural and Ser Strategy 2022. This part of the site is also identified as a Biodiversity / calculation takes this into account. To the north access off Lycett Landtrack. To the south alternative access can be achieved from Hollywoo (SHELAA site reference KL16) provides a potential environmental / ar range of services and facilities. Development high risk areas and publications.	ni-Natural Greenspace in the Open Space Alert Site (Haying Wood). Developable area e appears to be a gated with a private single lane d Lane. Neighbouring underground fire site menity concern. The site has limited access to a
Planning and Sustainability Green Belt ✓ Green Belt As	ssessment: Moderate
Playing Pitch Strategy: Open Space Stra	tegy: Natural and Semi-Natural Greenspace
Economic Needs Assessment: Low Zero Carbon	Opportunitie Unsuitable / more constarined
Natural Environment Local Nature Reserve ☐ Special P	rotection Area Special Area of Conservatio
·	of Biological Importance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde	Heavily Woode ✓ Carbon Capture Site □
	racte Keele Ancient Redland Farmlands
Agricultural Land Classification Grade 4 Landscape Cha	acte Recie Ancient Rediand Farmands
Heritage: Listed Building □ Locally Listed Conservation Are □ Registered Page	Scheduled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years	ears Flood Zone Flood Zone
Do surrounding uses raise amenity concerns 🗹 Could develop	pment have adverse environmental impact 🗹
Air Quality Management Area ☐ Coal Authority High Risk Area ✓	Mineral Safeguard Area Within 250m
Mineshafts: ☐ Adverse topography ☐	
<u>Accessibility</u> Constrained Access: ☐ Public Right of W	ay ☐ 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 Bu	us Stop: <400m Train Station: >1600m

Site Details Site address: Land South of Pepper Street, Keele	Deliverable site
SHELAA number: KL20	Developable site
Ward: Keele Gross Site Area (Ha): 4.12 Estimat	ed Potential Capacity: 33
Greenfield or brownfield Greenfield Density applied (dph): 20	Site Gross Capacity: 33
Land Owne Private Developable Area Applied: 85%	ivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
the site to the south west is characterised by steep topography. Developable area calculat Alert Site (Redheath Plantation) adjoins the eastern boundary. A Regional Important Geold confined to small area adjoining the southern boundary. Development high risk area on sit to a range of services and facilities.	ogical Site (Quarry Bank) is
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 ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Keele Ancient	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography ✓	environmental impact
Accessibility Constrained Access: □ Public Right of Way ▼ Rural site of Rur	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of A525 and either side of Quarry Bank Road, Keele Developable site
Ward: Keele Greenfield or brownfield Greenfield Density applied (dph): Land Owne Private Developable Area Applied: Site use: Agriculture Estimated Potential Capacity: Site Gross Capacity: Delivery Period 6 - 10: 0 11 - 15: 0 Call for Site: ✓ 11 - 15: 0 The stimated Potential Capacity: 15 - 10 - 10: 17 - 15: 18 - 10: 18 - 10: 19 - 10: 19 - 10: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 11 - 15: 11 - 15: 11 - 15: 12 - 13: 13 - 14: 14 - 15: 15 - 16 - 10: 16 - 10: 17 - 15: 18 - 10: 18 - 10: 18 - 10: 19 - 10: 19 - 10: 19 - 10: 10 - 10: 10 - 10: 10 - 10: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 11 - 15: 11 - 15: 12 - 10: 13 - 10: 14 - 15: 15 - 10: 16 - 10: 17 - 15: 17 - 15: 18 - 10: 18 - 10: 18 - 10: 18 - 10: 19 - 10: 19 - 10: 19 - 10: 10 - 10: 10 - 10: 10 - 10: 10 - 10: 10 - 10: 11 - 15: 10 - 10: 11 - 15: 11 - 1
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 ocated 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 ✓ 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 □ 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
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: <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 east of Quarry Bank Road (2), Keele Deliverable site
SHELAA number: KL32 Developable site
Ward: Keele Gross Site Area (Ha): 11.58 Estimated Potential Capacity: 185
Greenfield or brownfield Greenfield Greenfield Greenfield Density applied (dph): 20 Site Gross Capacity: 185
Land Owne NuLBC Developable Area Applied: 80% Delivery Period 0 - 5: 0
Site use: Cemetery / agriculture
Developable Area (Ha): 9.26 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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 cemetry. 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: Moderate Playing Pitch Strategy: Open Space Strategy: Cemeteries and Churchyards 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 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 1000 years Flood Zone □ Do surrounding uses raise amenity concerns □ Could development have adverse environmental impact ✓ Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Area Within 250m Mineshafts: □ Adverse topography □
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: <1600m

Site Details Site address: Land West of Keele Road, Keele	Deliverable site
SHELAA number: KL33	Developable site
Ward: Keele Gross Site Area (Ha): 3.38 Estimat	ed Potential Capacity: 54
Greenfield or brownfield Greenfield Density applied (dph): 20	Site Gross Capacity: 54
Land Owne Private Developable Area Applied: 80%	ivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 or Site: ✓ 11 - 15: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Available Achievability: Acheivable	
A Green Belt site in close proximity to Keele village. The site is promoted for housing deve	
area adjoins the western boundary of the site. Keele Hall Registered Park and Garden is it site. The site has access to some services and facilities.	Trony diese prominity to the
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate	re (GA)
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	itable area / more constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Geological Importation Orde ☐ Heavily Woode Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Keele Ancient	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Mineshafts: ☐ Adverse topography ☐	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land West of Three Mile Lane, Keele	Deliverable site □
SHELAA number: KL34	Developable site □
Ward: Koolo	Estimated Potential Capacity: 197
Greenfield or brownfield Greenfield	Site Gross Capacity: 197
Land Owne Private Density applied (dph): 20	Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 80% Developable Area (Ha): 9.86	6 - 10: 0 Call for Site: 11 - 15: 0
Developable Area (Fla). 9.00	Call for Site: 🗹 11 - 15: 0
	ment Suitability: Unsuitable
Availability: Available Achievability: Achievabilit	
A Green Belt site in close proximity to Keele village. The site is promoted for hous Area adjoins the northern boundary of the site. Keele Hall Registered Park and Gasite. The site has access to some services and facilities. Public right of way adjoin boundary.	arden is in very close proximity to the
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities	
	_ ' _
Heritage: Listed Building □ Locally Listed: □ Conservation Are □ Registered Park/Garden	Scheduled Ancient Monument
_	Flood Zone
Accessibility Constrained Access: Public Right of Way ✓ Ru GP Health Centre: >1600m Hospital: >1600m Open Space: <400 Primary School: <800m Secondary School: >1600m College: < Covenience Store <800m Supermarket: >1600m Bus Stop: <4	1600m Town Centre: >1600m

Site Details SHELAA number: KL9 Site address: Land west of Quarry Bank Road, Keele	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha). Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 110 Site Gross Capacity: 110 very Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Availability: Available Achievability: Achievable Achievability: Achievable A Green Belt site in close proximity to Keele village and the Newcastle urban area. The sit development and open space. The site has some access to services and facilities. Public eastern boundary and is also on site.	Viability: Viable e is promoted for housing
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie More	e
SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☑ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Keele Ancient	e Carbon Capture Site
Conservation Are Registered Park/Garden	
Physical Environment Surface Water Flood Risk: 1 in 100 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Way GP Health Centre: >1600m Hospital: >1600m Open Space: <400m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land West of Cheviot Close, Knutton	Deliverable site
SHELAA number: KS1	Developable site
Ward: Knutton Gross Site Area (Ha): 5.4	Estimated Potential Capacity: 34
Greenfield or brownfield Greenfield Density applied (dph): 50 Density applied (dph):	Site Gross Capacity: 34
Land Owne Private Developable Area Applied: 85%	Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area (Ha): 0.67	6 - 10: 0 Call for Site: ✓ 11 - 15: 0
	Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employm	ent Suitability: Unsuitable
Availability: Available Achievability: Ach	
A Green Belt site bordering the Newcastle urban area. The site is promoted for hou	
The northern boundary is effected by flood zones 2 and 3. Approximatley 60% of the	e site is a Site of Biological
Importance. Some mature trees on site. Developable area calaculation takes this in Farm) adjoins the north-western boundary. The site has limited access to a range of	
Development high risk area, public right of way and overhead power line on site.	is services and racinities.
Planning and Sustainability Green Belt ✓ Green Belt Assessment: M	loderate.
Playing Pitch Strategy: Open Space Strategy:	10001010
Economic Needs Assessment: Low Zero Carbon Opportunitie	Less / 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	<u> </u>
And the character of th	o Counicia i armanao
Heritage: Listed Building ☐ Locally Listed: ☐	Scheduled Ancient Monument
	_
Conservation Are Registered Park/Garden	
Di i I E i A Curfece Water Flood Bielu 1 in 20 years	Florizon G. Florizon G.
Physical Environment Surface Water Flood Risk: 1 in 30 years	Flood Zone Flood Zone
Do surrounding uses raise amenity concerns Could development have ac	dverse environmental impact
Air Quality Management Area Coal Authority High Risk Area Mineral Sat	feguard Area On site
Mineshafts: ☐ Adverse topography ☐	
Accessibility Constrained Access: ☐ Public Right of Way ✓ Rura	al site outside development boundary 🗹
GP Health Centre: <800m Hospital: >1600m Open Space: <400n	n Post Office: <1600m
Primary School: <1600m Secondary School: <1600m College: <1600m	Town Centre: >1600m
Covenience Store >1600m Supermarket: <1600m Bus Stop: <800	0m Train Station: >1600m

Site Details Site address: Land South of Church Lane, Knutton	Deliverable site
SHELAA number: KS10	Developable site
Ward: Knutton — Est	imated Potential Capacity: 13
Greenfield or brownfield Greenfield	Site Gross Capacity: 13
Land Owne Private Density applied (dph): 50	Delivery Period 0 - 5: 0
Site use: Vacant fields Developable Area Applied: 95% Developable Area (Ha): 0.26	6 - 10: 0
Developable Area (11a). 0.20	vali for Site: ☐ 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment Availability: Unavailable Achievability: Achievability: Achievability	nt Suitability: Unsuitable vable Viability: Viable
The site is irregular in shape and located within the Newcastle urban area. Previous in	
site is not being promoted for future development. Availability assessment reflects this surrounded by residential development, and is in close proximity to a primary school wemployment development. Developable area calculation takes the irregular shape of taccess to some services and facilities.	which makes it unsuitable for
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie	Insuitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Weather Agricultural Land Classification Urban Landscape Characte None - urban	oode Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ So Conservation Are □ Registered Park/Garden □	cheduled Ancient Monument
Do surrounding uses raise amenity concerns Could development have advections Could development have advections at the could be advected to the could be advected to the could be advected by the could be advected to the could be advected to the could be advected to the could be advected by the could be advected to the could be advected to the could be advected to the could be advected by the could be advected to the could be advected to the could be advected by	ood Zone
AccessibilityConstrained Access:Public Right of WayRural stressGP Health Centre:<400mHospital:>1600mOpen Space:<400mPrimary School:<400mSecondary School:<1600mCollege:<1600mCovenience Store<1600mSupermarket:<1600mBus Stop:<400m	

Site Details Site address: Silverdale Road Cross Roads, Silverdale	Deliverable site
SHELAA number: KS13	Developable site
Ward: Silverdale Gross Site Area (Ha): 0.87 Estimat	ed Potential Capacity: 19
Greenfield or brownfield Greenfield Density applied (dph): 50 50	Site Gross Capacity: 19
Land Owne NuLBC Developable Area Applied: 85%	ivery Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	viability: Viable
The site is located within the Newcastle urban area. The site is identified as high quality / loin the Open Space Strategy 2022. Knutton Industrial Estate and Stonewall Industrial Estate proximity to the site. Developable area calculation takes into account the numerous mature within the southern boundary is effected by flood zones 2 and 3. The site has access to so	e are located in very close e trees on site. Part of the site
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	nspace itable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification ☐ Agricultural Land Classification Urban Landscape Characte ☐ None - urban and analysis	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Recreation area and car park at Church Street, Silverdale
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 Owne 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
111-13.
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 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 Flood Zone Image: Flood Zone <t< th=""></t<>
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Land between Cleveland Road and Dismantled	Deliverable site
SHELAA number: KS5	Developable site
Ward: Knutton Gross Site Area (Ha): 1.54 Estimat	ed Potential Capacity: 16
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 16
Land Owne NuLBC Developable Area Applied: 85%	very Period 0 - 5: 0
Site use: Open space	or Site: 0
	11 - 13. 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and is identified as a high quality / low Open Space Strategy 2022. A Site of Biological Importance is located in very close proxim A significant section of the site is effected by flood zones 2 and 3. Developable area calcat The site has access to some services and facilities.	ity to the northern boundary.
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Risk: 1 in 30 years Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact 🗹
AccessibilityConstrained Access:Public Right of WayRural site of State of Sta	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Cotsu	wold Avenue, Knuttor	n	Deliverable s	site 🗌
SHELAA number: KS7			Developable	site
Ward: Knutton	Gross Site Area (Ha): 0.3 Estima	ted Potential (Capacity: 15
Greenfield or brownfield Greenfield	Density applied (dph	´ 	Site Gross (Capacity: 15
Land Owne NuLBC	_ Developable Area Ap	´ Del	ivery Period	0 - 5:
Site use: Open space	Developable Area (or Site:	6 - 10: 0
	_ Developable Area ((11a). 0.23 Call 1	or one.	11 - 15: 0
	ability: Potentially suit			entially suitable
Availability: Unava The site is located within the Newcastle ur		Achievability: Achievable		ty: Viable
quality / low value Amenity Greenspace in residential and commercial uses. The site on site.				
Planning and Sustainability Gre	en Belt 🗌 Green B	Belt Assessment:		
Playing Pitch Strategy:	Open Space	Strategy: Amenity Green	nspace	
Economic Needs Assessment:	Low Zero Ca	arbon Opportunitie Unsu	itable area	
Natural Environment Local Natu	ure Reserve 🗌 Spec	cial Protection Area	Special Area	of Conservatio
SSSI: ☐ Ramsar site ☐ Biodive	ersity Alert Site	Site of Biological Import	ance □ An	cient Woodland
Regional Important Geological Site	Tree Preservation Or		_	on Capture Site
Agricultural Land Classification Urban		_		
Agricultural Land Classification Orban	Landscape	Characte None - urban	alea	
Heritage: Listed Building Conservation Are	•	Listed: ☐ Sched	duled Ancient	Monument □
Do surrounding uses raise amenity conce	Authority High Risk Are	evelopment have adverse	environmenta	
Primary School: <400m Second		of Way Rural site Open Space: <400m College: <800m Bus Stop: <400m	Post Offic	popment boundary ee: <1600m Centre: >1600m eation: >1600m

Site Details Site address: Land North of Church Lane, Knutton	Deliverable site
SHELAA number: KS9	Developable site
Ward: Knutton Gross Site Area (Ha): 1 Estin	mated Potential Capacity: 43
Greenfield or brownfield Greenfield Density applied (dph): 50	Site Gross Capacity: 43
Land Owne Part NULBC / Private Developable Area Applied: 85%	Delivery Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment	Suitability: Unsuitable
Availability: Available Achievability: Achieva	
An irregular shaped site located within the Newcastle urban area. The site is identified a	
Amenity Greenspace in the Open Space Strategy 2022. Knutton Industrial Estate is in western boundary. The site has access to some services and facilities. Numerous matudevelopment high risk area on site.	
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie United Strategy: United Stra	eenspace nsuitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	ode Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sch Conservation Are □ Registered Park/Garden □	neduled Ancient Monument
Do surrounding uses raise amenity concerns Could development have adver	od Zone
AccessibilityConstrained Access:Public Right of WayRural sitGP Health Centre:<400mHospital:>1600mOpen Space:<400mPrimary School:<400mSecondary School:<1600mCollege:<1600mCovenience Store<1600mSupermarket:<1600mBus Stop:<400m	re outside development boundary Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off Newcastle Road (R	owney Farm)	Deliverable site
SHELAA number: LW14		Developable site
Ward: Loggerheads Gross Site Area (Ha):	0.44 Estimat	ed Potential Capacity: 8
Greenfield or brownfield Greenfield	20	Site Gross Capacity: 8
Land Owne Private Density applied (dph): Density applied (dph): Developable Area App	Deli	ivery Period 0 - 5: 0
Site use: Agricultural field / barn Developable Area (Hamiltonia)		6 - 10: 0
	d). 0.42 Call 10	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Su	itability: Unsuitable
Availability: Available A	chievability: Achievable	Viability: Viable
The site is isolated and disconnected from the development bound for housing development. Outline planning approval for up to 9 dw development located within an isolated countryside location, and ir Dismissed at appeal (Appeal Ref: APP/P3420/W/15/3141542). Ho with Policy LNPG1 of the Loggerheads Neighbourhood Developmentas poor access to a range of services and facilities.	ellings (Ref. 15/00821/Onpacts to the open chara using development on s	OUT) was refused based on acter of the countryside. ite would not be complaint
Playing Pitch Strategy: Open Space S		itable area
SSSI: Ramsar site Biodiversity Alert Site Segional Important Geological Site Tree Preservation Order	Site of Biological Importa	
Heritage: Listed Building □ Locally Listered Conservation Are □ Registered	ted: ☐ Sched	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Do surrounding uses raise amenity concerns Could dev Air Quality Management Area Coal Authority High Risk Area Mineshafts: Adverse topography	·	environmental impact
Accessibility Constrained Access: □ Public Right of Public Right	en Space: <400m College: >1600m Bus Stop: <800m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Allotment Land at Hugo Meynell School, Loggerheads Ward: Loggerheads Cross Site Area (Ho): 118 Estimate	Deliverable site Developable site ed Potential Capacity: 20
Greenfield or brownfield Greenfield Land Owne SCC Site use: Open space Gloss Site Area (Ha). Density applied (dph): Developable Area Applied: 85% Developable Area Applied: 85%	Site Gross Capacity: 20 very Period 0 - 5: 0 6 - 10: 0 pr Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Likely to become available Achievability: Achievable The site is located within the development boundary of Loggerheads settlement, and prom	Viability: Viable
development. The site is identified as a low quality / low value Allotment in the Open Space surrounded by residential development and adjoins a primary school which makes it unsuit development. Housing development on site would not be complaint with Policy LNPG1 of t Neighbourhood Development Plan. Furthermore, the site is designated as a Local Green S Plan. The site has access to some services and facilities.	e Strategy 2022. The site is table for employment he Loggerheads
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Allotment Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Landscape Characte Loggerheads State	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood 2 Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural School:GP Health Centre:>1600mOpen Space:<400m	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Pinewood Road, Loggerheads SHELAA number: LW23	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agricultural fields Gross Site Area (Ha): Density applied (dph): Developable Area Applied: 85%	sted Potential Capacity: 19 Site Gross Capacity: 19 sivery Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Sundapple Availability: Available Achievability: Achievable	
The site is located outside the development boundary of Loggerheads, and promoted for hean only be achieved via an unamed single laned track which appears to be part of the ne south. Some improvement is required. Parts of Pinewood Road have no public footpaths of surrounding road network does not lend itself for large scale development, particularly empleted by the site would not be complaint with Policy LNPG1 of the Loggerheads Neigh The site has poor access to a range of services and facilities.	nousing development. Access ighbouring property to the or street lighting. The ployment. Housing
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important	
Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 4 Landscape Characte Loggerheads	
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Way GP Health Centre: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

•			
Site Details Site address: Land at	t Church Road, Ashle	ey (2)	Deliverable site
SHELAA number: LW27			Developable site
Ward: Laggerhands	Cross Sits Area (Ha)	3.11 Estimat	ed Potential Capacity: 50
Greenfield or brownfield Greenfield	Gross Site Area (Ha):		Site Gross Capacity: 50
Land Owne Private	Density applied (dph):	Del	ivery Period 0 - 5: 0
Site use: Agricultural fields	Developable Area (b.		6 - 10: 0
	Developable Area (H	ia). 2.49 Call II	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitable Availability: Available	oility: Unsuitable	Employment Su	
The site is located within the rural settlemen			
could be suitable to provide entry to the site is constained due to them being single laned does not lend itself for large scale developm complaint with Policy LNPG1 of the Loggerh range of services and facilities. Public right	e, access to Church Ro d with no public footpa nent, particularly emplo neads Neighbourhood	ead via Wesleyan Road, oths or street lighting. The oyment. Housing develor	Gravelly Hill and School Lane e surrounding road network oment on site would not be
Planning and Sustainability Green	n Belt 🗌 Green Be	It Assessment:	
Playing Pitch Strategy:	Open Space	Strategy:	
Economic Needs Assessment:	Low Zero Car	bon Opportunitie Unsu	itable area / less constrained
	rsity Alert Site Tree Preservation Ord	Site of Biological Importa	
Agricultural Land Classification Grade 3	Landscape	Characte Loggerneads	Sandstone mills & Farmlands
Heritage: Listed Building Conservation Are	Locally Lis	sted: Sched	luled Ancient Monument
Do surrounding uses raise amenity concern	ater Flood Risk: None Sould developments Could developments United States United States United States United States None None	velopment have adverse	environmental impact
Primary School: >1600m Secondar		of Way Rural site of the Space: <400m College: >1600m Bus Stop: <400m	Post Office: >1600m Town Centre: >1600m 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 Estimat	ed Potential Capacity: 35		
Greenfield or brownfield Greenfield Density applied (dph): 20	Site Gross Capacity: 35		
Land Owne Private Developable Area Applied: 80%	ivery Period 0 - 5: 0		
Site use: Agricultural field	6 - 10: 0		
Developable Area (Ha).	or Site: 🗹 11 - 15: 0		
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable		
Availability: Available Achievability: Achievable	Viability: Viable		
Access via Charnes Road is constrained due to it being single laned, and having no public The surrounding road network does not lend itself for large scale development, particularly development on site would not be complaint with Policy LNPG1 of the Loggerheads Neigh The site has limited access to a range of services and facilities. Overhead power line on si	employment. Housing bourhood Development Plan.		
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Conomic Needs Assessment: Low Zero Carbon Opportunitie Unsuitable	itable area / less constrained		
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio		
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importa	ance Ancient Woodland		
Regional Important Geological Site Tree Preservation Orde Heavily Woode	e 🗌 Carbon Capture Site 🗌		
Agricultural Land Classification Grade 3 Landscape Characte Loggerheads Sandstone Hills & Farmlands			
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument		
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact		
Accessibility Constrained Access: Public Right of Way Rural site of Way GP Health Centre: <800m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m		

Site Details Site address: Land at Charnes Road, Ashley Deliverable site	
SHELAA number: LW30 Developable site	
Ward: Loggerheads Gross Site Area (Ha): 0.59 Estimated Potential Capacity: 10	
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 10	
Land Owne Private Delivery Period 0 - 5: 0 6 - 10: 0	
Site use: Agricultural field Developable Area (Ha): 0.5 Call for Site: ✓ 11 - 15: 0	
	_
<u>Summary Comments</u> 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. 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 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. 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 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: 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 ✓	٠
GP Health Centre: <400m	-
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 at corner of A53 and Sandy Lane, Baldwin's Deliverable site Gate
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): Site Gross Capacity: 44
Land Owne Private Delivery Period 0 - 5: 0 Developable Area Applied: 80%
Site use: Agriculture Developable Area (Ha): 2.18 Call for Site: 6 - 10: 0 11 - 15: 0
11 10.
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 Dood Zone Flood Zone Air Quality Management Area Could development have adverse environmental impact Air Quality Management Area Mineral Safeguard Area Partially on site Mineshafts: Adverse topography Adverse topography Door Door Door Door Door Door Door Door
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site outside development boundary ✓ GP Health Centre: <800m

Site Details Site address: Church Farm,	Bent Lane, Whitmore	Deliverable site
SHELAA number: LW4		Developable site
Ward: Maer & Whitmore	ite Area (Ha): 2.29 Estim	ated Potential Capacity: 37
Greenfield or brownfield Brownfield	applied (dph): 20	Site Gross Capacity: 37
Land Owne Private	able Area Applied: 80%	elivery Period 0 - 5: 0
Site use: Farm		6 - 10: 0 1 for Site: 11 - 15: 0
	pasio / ii osi (i isi).	1101 Site11 - 15:0
Summary Comments Housing Suitability: U	nsuitable Employment S	Suitability: Suitable
Availability: Unavailable	Achievability: Achievab	ole Viability: Viable
The site is isolated and disconnected from the deve previously been promoted, but no confirmation or up The Economic Needs Assessment grades the site adevelopment. The majority of the site falls within the not be complaint with Policy HG1 of the Chapel and Development Plan. The site has poor access to a range.	odate has been provided since. Avail is 'average', and recognises the site' Whitmore Conservation Area. Hous Hill Chorlton, Maer and Aston, and \	ability assessment reflects this. s potential for mix-use sing development on site would
Planning and Sustainability Green Belt Playing Pitch Strategy: Economic Needs Assessment: Average	Open Space Strategy:	suitable area
Natural Environment SSSI: ☐ Ramsar site ☐ Biodiversity Alere Regional Important Geological Site ☐ Tree Pre Agricultural Land Classification Grade 3		de Carbon Capture Site
Heritage: Listed Building ☐ Conservation Are ✓	Locally Listed: School	eduled Ancient Monument
Do surrounding uses raise amenity concerns	Could development have advers	d Zone
Accessibility Constrained Access: GP Health Centre: <1600m Hospital: >1600m Primary School: <1600m Secondary School Covenience Store <1600m Supermarket: >	Open Space: <400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Green Lane, Ashley Deliverable site
SHELAA number: LW41 Developable site
Ward: Loggerheads Gross Site Area (Ha): 1.44 Estimated Potential Capacity: 25
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 25
Land Owne Private Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area (Ha): 1.22 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 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 permisison for 12 dwellings (Ref. 17/00605/FUL) was dissmissed at appeal (APP/P3420/W/18/3204512) due to the site
not being in an accessible location. Housing development on site would not be complaint 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.
<u>Planning and Sustainability</u> 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 Loggerheads Sandstone Hills & Farmlands
Landscape Characte 229gemedus Canadoms rime a ramianas
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
Accesibility Constrained Access: Bublic Dight of Way Burel site outside development boundary
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

Site Details Site address: Land West of Manor Road Gate	, west of Baldwin's	Deliverable site
SHELAA number: LW42		<u> </u>
Ward: Maer & Whitmore Gross Site Area (Ha): 0.93 Estimat	red Potential Capacity: 16
Greenfield or brownfield Greenfield Density applied (dph	n): 20	Site Gross Capacity: 16
Land Owne Private Developable Area A	pplied: 85%	ivery Period 0 - 5: 0 6 - 10: 0
Site use: Residential / agriculture Developable Area	(Ha): 0.79 Call f	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Su	
Availability: Available	Achievability: Achievable	Viability: Viable
promoted for housing development. Access via Holly Bush Lane wedged between what appears to be two isolated executive projected development. Housing development on site would not be complement and Aston, and Whitmore Neighbourhood Development P facilities.	perties. This makes the sit aint with Policy HG1 of the	e unsuitable for employment Chapel and Hill Chorlton,
Playing Pitch Strategy: Open Space		constrained
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation On	cial Protection Area Site of Biological Importance Heavily Woode Characte Maer Sandsto	e 🗌 Carbon Capture Site 🗌
	Listed: ☐ Sched	luled Ancient Monument
Physical Environment Surface Water Flood Risk: Not Do surrounding uses raise amenity concerns Could do Air Quality Management Area Coal Authority High Risk Ar Mineshafts: Adverse topography	evelopment have adverse	
Accessibility Constrained Access: ✓ Public Right GP Health Centre: <1600m Hospital: >1600m Primary School: <1600m Secondary School: >1600m Covenience Store <1600m Supermarket: >1600m	of Way Rural site of Popen Space: <400m College: >1600m Bus Stop: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details SHELAA number: LW44 Site address: Land East and West of Lordsley Road, North- East of Loggerheads Developable site	
Gross Site Area (Ha): 11.3	22 22 0 0 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Suitable	
Availability: Available Achievability: Achievable Viability: Viable	
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 complaint with Policy LNPG1 of the Loggerheads Neighbourhood Development. The site has poor access to a range of services and facilities.	ent0
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 Conservation SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Importance □ Ancient Woodle Regional Important Geological Site □ Tree Preservation Orde □ Heavily Woode □ Carbon Capture Standscape Characte Loggerheads Sandstone Hills & Farmla Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient Monument Registered Park/Garden ✓	land Site Inds
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 bound of the primary School: >1600m Public Right of Way ☐ Rural site outside development bound of the primary School: >1600m 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	00m

Site Details Site address: Land North of Moss Farm off Chorlton Moss, Baldwin's Gate Developable site
Ward: Maer & Whitmore Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 3.85 Density applied (dph): 20 Developable Area Applied: 80% Developable Area (Ha): 3.08 Estimated Potential Capacity: 62 Site Gross Capacity: 62 Delivery Period 0 - 5: 0 6 - 10: 0 Call for Site: ✓ 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 complaint 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 Flood Zone Image: Flood Zone Flood Zone Image: Flood Zone Image
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: <800m

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Site Details Site address: Land at	t Chorlon Moss, Baldwi	n's Gate	Deliverable site
SHELAA number: LW48			Developable site
Ward: Maor & Whitmore	Cross Site Area (He)	3.31 Estimat	ed Potential Capacity: 40
Greenfield or brownfield Greenfield	Gross Site Area (Ha):	20	Site Gross Capacity: 40
Land Owne Private	Density applied (dph): Developable Area Applie	Del	ivery Period 0 - 5: 0
Site use: Agriculture	Developable Area (Ha)		6 - 10: 0
	Developable Alea (Ha)	Z Call II	or Site: 🗹 11 - 15: 0
	oility: Unsuitable	Employment Su	
Availability: Available	e Act	nievability: Achievable	Viability: Viable
The site borders the development boundary Access via Moss Lane is constrained due to would require improvement. Estimated pote road network does not lend itself to large so would not be complaint with Policy HG1 of the Development Plan. The site has access to a eastern boundary.	o it being single laned wit ntial capacity excludes the ale development, particu he Chapel and Hill Chorli	n no public footpaths on the heavily wooded are larly employment. How on, Maer and Aston, a	or street lighting. Access a of the site. The surrounding using development on site and Whitmore Neighbourhood
	n Belt 🗌 Green Belt A		
Playing Pitch Strategy:	Open Space Str	ategy:	
Economic Needs Assessment:	Low Zero Carbo	n Opportunitie Unsu	itable area / less constrained
Natural Environment Local Nature	e Reserve Special I	Protection Area	Special Area of Conservatio
SSSI: Ramsar site Biodivers	sity Alert Site Sit	e of Biological Importa	ance Ancient Woodland
Regional Important Geological Site	Tree Preservation Orde	☐ Heavily Woode	e Carbon Capture Site
Agricultural Land Classification Grade 3			on Sandstone Hills & Farmland
Agricultural Land Glassification Grade 3	Landscape Ch	gracte Chaper Chorte	on Sandstone Hills & Familiand
Heritage: Listed Building Conservation Are	Locally Liste Registered F	d: ☐ Sched	luled Ancient Monument
Do surrounding uses raise amenity concern	ater Flood Risk: None Sould developments None Could developments uthority High Risk Area		Zone
Primary School: <400m Secondar	al: >1600m Oper	Vay ✓ Rural site of Space: <400m College: >1600m Bus Stop: <400m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Wrekin House, Mucklestone Wood Lane, Loggerheads SHELAA number: LW49 Ward: Loggerheads Gross Site Area (Ha): 0.28 Estimated Potential Capacity: 5
Gross Site Area (Ha): 0.28 Gross Site Area (Ha): 0.28 Density applied (dph): 20 Developable Area Applied: 95% Developable Area (Ha): 0.27 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viability:
The site borders the development boundary of Loggerheads settlement. Mucklestone Wood Lane has no public footpaths or street lighting. An apppeal for a four bedroom dwelling (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen 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, development on this site would not be complaint 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 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
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: >1600m Hospital: >1600m Open Space: <400m

SHELAA number: LW53 Rock Lane, Loggerheads	Deliverable site Developable
Greenfield or brownfield Greenfield Land Owne Private Density applied (dph): Developable Area Applied: 80% Deliv	Site Gross Capacity: 134 very Period 0 - 5: 0 6 - 10: 0 r Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suit Availability: Available Achievability: Achievable	tability: Unsuitable Viability: Viable
The site borders the development boundary of Loggerheads settlement, and promoted for hopen space. Mucklestone Wood Lane has no public footpaths on the boundary side of the subscription Mucklestone Wood Lane to the east an apppeal site for a single dwellings (Ref. 17/00450/F 22/05/2018 due to forseen harm to the charcter and appearance to the rural area, and confuncy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/1 housing development on site would not be complaint with Policy LNPG1 of the Loggerhead Development Plan. Suitability assessment reflects this. The site has limited access to a rank.	site. Further along FUL) was dismissed flicts with Core Strategy 7/3191086). Furthermore, s Neighbourhood
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	able area / less constrained
Natural Environment Local Nature Reserve Special Protection Area S SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Loggerheads S	☐ Carbon Capture Site ☐
Heritage: Listed Building □ Locally Listed: □ Schedule Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Z Do surrounding uses raise amenity concerns □ Could development have adverse of Could development have adverse o	environmental impact
Accessibility Constrained Access: Public Right of Way Rural site of Rural site	utside development boundary ✓ Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Eccleshall Road, Loggerheads Deliverab	ole site		
SHELAA number: LW54 Developa	able site		
Ward: I organized Potenti	ial Capacity: 147		
GIOSS SILE ALEA (Ta). 19.10 I	ss Capacity: 147		
Land Owne Private Developable Area Applied (4pri). Developable Area Applied: 80%			
Site use: Agriculture Developable Area (Ha): 7.33 Call for Site:	6 - 10: 0		
	11 - 15: 0		
	Jnsuitable		
	ability: Viable		
The site borders the development boundary of Loggerheads settlement, and promoted for housing of outline applications for a neighbouring site up to 70 dwellings were refused by the Borough Council is 17/00787/OUT & 18/00637/OUT). A reason for refusal were foreseeable adverse impact on the charappearance of the area. Housing development on site would not be complaint with Policy LNPG1 of Neighbourhood Development Plan. Suitability assessment reflects this. The site has limited access the services and facilities. Overhead power line on site.	n 2018 (Ref: racter and the Loggerheads		
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Less constrained	ed		
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance	rea of Conservatio Ancient Woodland arbon Capture Site Hills & Farmlands		
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancie Conservation Are □ Registered Park/Garden □	ent Monument		
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			
GP Health Centre: >1600m Hospital: >1600m Open Space: <400m Post College: >1600m Town	velopment boundary ✓ Office: <1600m vn Centre: >1600m n Station: >1600m		

Site Details Site address: Land adjacent to Mos	s Farm, Baldwin's Gate	Deliverable site
SHELAA number: LW6		Developable site
Ward: Maer & Whitmore Gross Site Area	ı (Ha): 3.15 Estima	ted Potential Capacity: 54
Greenfield or brownfield Greenfield Density applied	` '	Site Gross Capacity: 54
Land Owne Private	ea Applied: 85%	ivery Period 0 - 5: 0
Site use: Open space / agriculture Developable A		or Site: 4 6 - 10: 0 11 - 15: 0
		11-15.
Summary Comments Housing Suitability: Unsuitable	e Employment Su	uitability: Unsuitable
Availability: Available	Achievability: Achievable	Viability: Viable
The site borders the development boundary of Baldwin's Gadevelopment. The site has previously been subject to two a appeal was withdrawn, and 97 dwellngs (Ref. 17/01024/FU) be developed without an adverse impact to the Site of Biolo overlaps the southern boundary. Housing development on and Hill Chorlton, Maer and Aston, and Whitmore Neighbouthis. The site has access to a range of services and facilities.	pplications: 99 dwellings (Ref. L) which was refused. Evidenc gical Importance (Chorlton Mo site would not be complaint wit Irhood Development Plan. Suit	16/01101/FUL) where the e indicated that the site cannot ess) which adjoins and h Policy HG1 of the Chapel eability assessment reflects
Playing Pitch Strategy: Open S	een Belt Assessment: Space Strategy: Tro Carbon Opportunitie Unsu	itable area
Natural Environment Local Nature Reserve SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation Agricultural Land Classification Grade 3 Lands	on Orde Heavily Wood	
	ally Listed: ☐ Sched	duled Ancient Monument
Physical Environment Surface Water Flood Risk: Do surrounding uses raise amenity concerns □ Correction Air Quality Management Area □ Coal Authority High Risk Mineshafts: □ Adverse topography □	uld development have adverse	environmental impact 🗹
AccessibilityConstrained Access:□Public In the property of the pro	Open Space: <400m	outside development boundary ✓ Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Fairgreen Road, Baldwin's Gate Deliverable site
SHELAA number: LW64 Developable site
Ward: Maer & Whitmore Gross Site Area (Ha): 0.54 Estimated Potential Capacity: 9
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 9
Land Owne Unknown Developable Area Applied 85% Delivery Period 0 - 5: 0
Site use: School playing field Developable Area (Ha): 0.46 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 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 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. 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 ☐ Green Belt Assessment:
Playing Pitch Strategy: Open Space Strategy:
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuitable area
Netural Environment
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
<u>Heritage:</u> 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 ✓
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 Hugo Way	, Loggerheads	Deliverable site
SHELAA number: LW70		Developable site
Ward: Loggerheads Gross Site Area (Ha	a): 1.55 Estimat	ed Potential Capacity: 26
Greenfield or brownfield Greenfield Density applied (dp	<i>'</i>	Site Gross Capacity: 26
Land Owne Unknown	′	ivery Period 0 - 5: 0
Site use: School playing field		6 - 10: 0
Developable Area	(Ha): 1.32 Call for	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Availability: Unavailable	Employment Su Achievability: Achievable	
The site is landlocked and borders the development boundary of		
playing field for Hugo Meynell C of E (VC) Primary School. The on site would not be complaint with Policy LNPG1 of the Logge access to some services and facilities. Public right of way adjoin	rheads Neighbourhood Dev	
Playing Pitch Strategy: Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Unsu	itable area
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation C	·	
<u></u>	Listed: Schedered Park/Garden	luled Ancient Monument
Physical Environment Surface Water Flood Risk: No Do surrounding uses raise amenity concerns □ Could of Air Quality Management Area □ Coal Authority High Risk A Mineshafts: □ Adverse topography □	development have adverse	environmental impact
-	Open Space: <400m College: >1600m Bus Stop: <400m	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Baldwin's Gate Farm	Deliverable site		
SHELAA number: LW74	Developable site		
Ward: Maer & Whitmore Gross Site Area (Ha): 12.82 Estimat	ed Potential Capacity: 205		
Greenfield or brownfield Greenfield Density applied (dph): [12.02] [20]	Site Gross Capacity: 205		
Land Owne Private Developable Area Applied: 80%	ivery Period 0 - 5: 0		
Site use: Agriculture	or Site: ✓ 6 - 10: 0 11 - 15: 0		
	11 - 15: 0		
<u>Summary Comments</u> Housing Suitability: Unsuitable Employment Su	itability: Unsuitable		
Availability: Available Achievability: Achievable	Viability: Viable		
(Ref. 21/01041/OUT) is currently pending. Development of the site would result in the loss agricultural land (Grade 2). Junction improvements are required due to the bend and restri Suitability assessment reflects this. Locally listed building and structure in site. Housing de be complaint with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitm Development Plan. The site has access to a range of services and facilities.	cted visibility along the A53. velopment on site would not		
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area / less constrained		
Natural Environment Local Nature Reserve □ Special Protection Area □ SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Important Regional Important Geological Site □ Tree Preservation Orde □ Heavily Woode Agricultural Land Classification Grade 2 and 3 Landscape Characte Whitmore And	e Carbon Capture Site		
Heritage: Listed Building □ Locally Listed: ✓ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument		
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 of Public Right Of Way ☐ Public Right Of Way ☐ Rural site of Public Right Of Way ☐ Rural site of Public Right Of Way ☐	Post Office: <800m Town Centre: >1600m Train Station: >1600m		

Site Details Site address: Land at The Elms, Sandy Lane, Baldiwn's Gate Deliverable site
SHELAA number: LW78 Developable site
Ward: Macr & Whitmore Estimated Potential Capacity: 17
Greenfield or brownfield Greenfield Site Area (Ha): 0.99 Site Gross Capacity: 17
Land Owne Private Density applied (dph): 20 Developable Area Applied: 85% Developable Area Applied: 85%
Site use: Agriculture
Developable Area (Ha): 0.84 Call for Site: 🗹 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, particulary 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
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 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 <400m Supermarket: >1600m Bus Stop: <400m Train Station: >1600m

Site Details Site address:	Gravel Bank, Muckleston	e Road, Loggerheads	Deliverable :	site
SHELAA number: LW81			Developable	e site
Ward: Loggerheads	Gross Site Area (H	a): 2.29 Estimat	ed Potential (Capacity: 37
Greenfield or brownfield Greenfield		<i>'</i>	Site Gross	Capacity: 37
Land Owne Private	Developable Area	' Del	ivery Period	0 - 5: 0
Site use: Agriculture	Developable Area		or Site:	6 - 10: 0 11 - 15: 0
				11 - 13.
	ng Suitability: Unsuitable	Employment Su		uitable
Availability:	Available	Achievability: Achievable	Viabili	ity: Viable
The site is located outside the developermission of up to 70 dwellings (Rethe character and appearance of the development on site would not be a Suitability assessment reflects this potential capacity is based on the Sec	tef: 17/00787/OUT & 18/006 te area, and the reliance and complaint with Policy LNPG1 Furthermore, Eccleshall Ro	37/OUT). Reasons for refu d increasing usage of privat I of the Loggerheads Neigh and has no public footpaths	sal were adve e car. Furthe bourhood De or street light	erse impacts on rmore, housing velopment Plan. ting. Estimated
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Less	constrained	
Natural Environment SSSI: Ramsar site Regional Important Geological Site Agricultural Land Classification G	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Importation Orde Heavily Woode De Characte Loggerheads	ance	of Conservatio cient Woodland con Capture Site cliss & Farmlands
Heritage: Listed Bui		r Listed: Sched	luled Ancient	Monument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse	environment	-
GP Health Centre: >1600m	d Access: Public Rigital Pospital: >1600m Secondary School: >1600m Supermarket: >1600m	Open Space: <800m College: >1600m Bus Stop: <1600m	Post Offic	ce: <1600m Centre: >1600m tation: >1600m

Gross Site Area (Ha): 0.66	Deliverable site Developable site Ited Potential Capacity: Site Gross Capacity: 11
Site use: Agriculture Developable Area Applied: 85%	livery Period 0 - 5: 0 6 - 10: 0 for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Solution Availability: Available Achievability: Achievable	
The site is isolated and disconnected from the development boundary of Baldwin's Gate shousing development. The site is located at Madeley Park which appears to be made up Access via Manor Road has no public footpaths or street lighting. The surrounding road r large scale development, particularly emplyment. Housing development on site would not of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Developr access to a range of services and facilities.	of some executive housing. network does not lend itself for be complaint with Policy HG1
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 SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Grade 3 Landscape Characte Madeley Ancional Madeley Madeley Ancional Madeley Ancional Madeley Madeley Madeley Ancional Madeley M	le 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sche Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 100 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguar Mineshafts: □ Adverse topography □	-
Accessibility Constrained Access: Public Right of Way Rural site GP Health Centre: >1600m Hospital: >1600m Open Space: <400m	outside development boundary ✓ Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address:	Land North of Stone Road	d (A51), Baldwin's Gate	Deliverable	site
SHELAA number: LW84			Developable	e site 🔲
Ward: Maer & Whitmore	Gross Site Area (Ha	a): 2.33 Estima	<u> </u>	Capacity: 37
Greenfield or brownfield Greenfield		<i>'</i> ====	Site Gross	Capacity: 37
Land Owne Private	Developable Area A	′ <u> </u>	elivery Period	0 - 5:
Site use: Agriculture	Developable Area		for Site: 🗸	6 - 10: 0
	Developable / lieu	(114).	ioi Oito. 👽	11 - 15: 0
Summary Comments Housing	g Suitability: Unsuitable	Employment S	uitability: Uns	suitable
Availability: A	Available	Achievability: Achievab	le Viabil	ity: Viable
development. Neighbouring SHELAA 14/00875/OUT). Dismissed at appea location, foreseeable adverse effects increasing car travel. Suitability asse or street lighting. The A51 does have site would not be complaint with Poli Neighbourhood Development Plan.T	al (Ref. APP/P3420/W/15/3 s on the character and appo- essment reflects this. Acces e a street lighting and a pub cy HG1 of the Chapel and	022963) due to the site be earance of the surroundin is via Sandy Lane or Woo olic footpath on the site sid Hill Chorlton, Maer and As	eing in an unsu g area, and lik dside has no p de. Housing de ston, and Whit	ustainable ely to result in bublic footpaths evelopment on
Planning and Sustainability	Green Belt Green	Belt Assessment:		
Playing Pitch Strategy:	Open Spac	e Strategy:		
Economic Needs Assessment:	Low Zero C	Carbon Opportunitie Less	s constrained	
Natural Environment Loca	ll Nature Reserve ☐ Spe	ecial Protection Area	Special Area	of Conservatio
SSSI: Ramsar site E	Biodiversity Alert Site	Site of Biological Impor	tance 🗌 🛚 Ar	ncient Woodland
Regional Important Geological Site	•			on Capture Site
Agricultural Land Classification Gra		e Characte Maer Sandst		•
Agricultural Land Classification Gra	Lanuscap	e Characte iviaer Sandst		iiiiaiius
Heritage: Listed Build	-	Listed: ☐ Sche	duled Ancient	Monument
Do surrounding uses raise amenity	Coal Authority High Risk A	development have advers		
		Open Space: <400m College: >1600m Bus Stop: <400m	Post Office Town 0	opment boundary ce: <1600m Centre: >1600m tation: >1600m

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 Owne 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			
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 extention to the existing commercial uses. Employment suitability assessment reflects this. Housing development on site would not be complaint with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site is in very close proximity to Maer Conservation Area. The site appears landlocked, but the site promoter has confirmed access can be achieved within the existing premesis. 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 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			
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m			

Site Details Site address: Land Adjacent to Slaters Stone Road Hill Chorlton	Deliverable site Developable site
Greenfield or brownfield Greenfield Land Owne Private Site use: Vacant field Density applied (dph): Developable Area Applied: 85%	ted Potential Capacity: 10 Site Gross Capacity: 10 livery Period 0 - 5: 0 6 - 10: 0 for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Sunday Availability: Unavailable Achievability: Achievable	
The site is disconnected from the development boundary of Baldwin's Gate settlement, and development. Refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT) on (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, forest character and appearance of the surrounding area, and likely to result in increasing car traceflects this. The A51 has no public footpaths on the site side. Employment / commercial result in two properties being wedged between different land uses. As a result the site is undevelopment. Housing development on site would not be complaint with Policy HG1 of the Maer and Aston, and Whitmore Neighbourhood Plan. The site has poor access to a range	site. Dismissed at appeal eeable adverse effects on the avel. Suitability assessment related development would unsuitable for employment e Chapel and Hill Chorlton,
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie	constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Import Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Grade 3 Landscape Characte Maer Sandsto	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguar Mineshafts: Adverse topography	e environmental impact
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<1600m	outside development boundary ✓ Post Office: <1600m Town Centre: >1600m 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): Site Gross Capacity: 17
Land Owne NuLBC Developable Area Applied: 95% Delivery Period 0 - 5: 0
Site use: Open space
Developable Alea (Ha). 0.33 Call for Site11 - 15:0
<u>Summary Comments</u> 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 □ Landscape Characte None - urban area
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient Monument □ Conservation Are ✓ Registered Park/Garden □
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone ☐ Do surrounding uses raise amenity concerns ✓ Could development have adverse environmental impact ☐ Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Area Within 250m Mineshafts: ☐ Adverse topography ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Land at Brampton Court, Brampton	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Greenspace Gross Site Area (Ha): 0.29 Density applied (dph): 50 Developable Area Applied: 95%	ted Potential Capacity: 14 Site Gross Capacity: 14 ivery Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0 sitability: Unsuitable Viability: Viable servation Area, and provides urthermore, the site appears straints makes the site
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban	e
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are ✓ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Mineshafts: ☐ Adverse topography ✓	_
AccessibilityConstrained Access:Public Right of WayRural site of WayGP Health Centre:<400m	Post Office: <400m Town Centre: <800m Train Station: >1600m

Site Details Site address: Land at Brampton Road, May Bank	Deliverable site
SHELAA number: MB3	Developable site
Ward: May Bank Gross Site Area (Ha): 0.51 Estimat	ed Potential Capacity: 22
Greenfield or brownfield Greenfield Greenfield Greenfield Gross Site Area (Ha): Density applied (dph): 50	Site Gross Capacity: 22
Land Owne NuLBC Developable Area Applied: 85%	very Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and part of it is identified as low quality Greenspace in the Open Space Strategy 2022. This part of the site is also part of the Urba identified within SHELAA site reference MB1. The site is heavily wooded, falls within the Brand makes an important contribution to the area's local character. Locally important listed site. The site has access to some services and facilities. Land owner is not promoting the site has access to some services.	n Tree Planting Strategy as rampton Conservation Area, and building and structure on
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	space table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e 🗸 Carbon Capture Site 🗸
Heritage: Listed Building □ Locally Listed: ✓ Sched Conservation Are ✓ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Risk: 1 in 1000 years Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ☐ Mineral Safeguard Mineshafts: ☐ Adverse topography ☐	_
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <1600m Train Station: >1600m

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 Estimat	ed Potential Capacity: 3
Greenfield or brownfield Brownfield Brownfield Density applied (dph): 50	Site Gross Capacity: 3
Land Owne Unknown Developable Area Applied: 20%	ivery Period 0 - 5: 0
Site use: Residential property / curtilage	6 - 10: 0
	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and appears to form the curtilage of a property. The consideration of Policy H7: protection of areas of special character could material a minimum of 5 dwellings on site. Additional housing and increasing density would result in and impact on the area's local character. The site is predominantly surrounded by resident executive housing which makes it unsuitable for employment development. Estimated pote SHELAA methodology, and takes into account the policy constraint. The site has access to	hake it difficult to accommodate the subdivision of the plot, tial development including ential capacity is based on the
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Conomic Needs Assessment: Low Zero Carbon Opportunitie Unsu	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	_
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <1600m Train Station: >1600m

Site Details SHELAA number: MB9 Site at Garner Street, May Bank	Deliverable site
Greenfield or brownfield Brownfield Density applied (dph): Land Owne Private Developable Area Applied: 85% Developable Area Applied: 85%	sted Potential Capacity: 84 Site Gross Capacity: 84 ivery Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Unavailable Achievability: Achievable	
The site is located within the Newcastle urban area, and forms part of Garner Street Busin use for empoyment purposes. Availability assessment reflects this. The site is predominar employment development which makes it unsuitable for residential development. The site and the West Coast Mainline which would raise amenity concerns. The site has access to facilities.	ness Park. The site is in active ntly surrounded by is wedged between the A500
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuited	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	luled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land Area 6 at Marley Eternit Tiles, Madeley 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): Site Gross Capacity: 70
Land Owne Private 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
complaint 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 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
Agricultural Land Classification Grade 3
Haritages Listed Building Locally Listed: Cabadyled Appiert Manyment
Heritage: Listed Building Locally Listed: Scheduled Ancient Monument
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient Monument □ Conservation Are □ Registered Park/Garden □
Conservation Are Registered Park/Garden
Conservation Are Registered Park/Garden Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone Flood Zone
Conservation Are Registered Park/Garden Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact
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
Conservation Are Registered Park/Garden Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact
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
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 ✔
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
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 ✓

Site Details SHELAA number: MD12 Land Area 2 at Marley Eternit Tiles, Madeley Heath	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 16.83 Density applied (dph): 30 Developable Area Applied: 80%	ted Potential Capacity: 332 Site Gross Capacity: 332 ivery Period 0 - 5: 0 6 - 10: 0 or Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Sunday Availability: Available Achievability: Achievable	
A Green Belt site bordering the development boundary of Madeley Heath settlement. The education and sports facilities. The M6 motorway runs adjacent to the western boundary v concerns. An area within the north western boundary is effected by flood zone 2 and 3, an Alert Site. Some mature trees also on site. Developable area calculation takes this into ac on site would not be complaint with Policy HOU1 of the Madeley Neighbourhood Developr access to a range of services and facilities. Development high risk area and public right of	which would raise amenity d consists of a Biodiversity count. Housing development nent Plan. The site has limited
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Low Zero Carbon Opportunitie More	/ less constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Landscape Characte Madeley Ancie	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: ☐ Adverse topography ☐	environmental impact
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Way GP Health Centre: <1600m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Windy Arbour Farm, Madeley SHELAA number: MD13	Deliverable site ☐ Developable site ☐
Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 10.32 Density applied (dph): 30 Developable Area Applied: 80%	ed Potential Capacity: 248 Site Gross Capacity: 248 very Period 0 - 5: 0 6 - 10: 0 pr Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Available Achievability: Achievable	
A Green Belt site bordering the development boundary of Madeley settlement. The site is p development. Access is proposed via New Road / Bowsey Wood Road. However, sections footpaths or street lighting. Housing development on site would not be complaint with Polic Neighbourhood Development Plan. The site has access to a range of services and facilitie and overhead power line on site.	promoted for housing s of the road do not have by HOU1 of the Madeley
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area / more constrained
SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☑ Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Madeley Ancie	e Carbon Capture Site ent Redland Farmlands
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Risk: 1 in 30 years Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site of Rural site of Constrained Access: GP Health Centre: <800m Hospital: >1600m Open Space: <400m Primary School: <1600m Secondary School: <800m College: >1600m Covenience Store <800m Supermarket: >1600m Bus Stop: <400m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Furnace Lane and Arbour Close, Deliverable site	
SHELAA number: MD17 Developable site	
Ward: Madeley & Betley Gross Site Area (Ha): 0.43 Estimated Potential Capacity: 12	
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 12	
Land Owne NuLBC Developable Area Applied: 95% Delivery Period 0 - 5:	0
Site use: Open space	0
Developable Area (Ha): 0.41 Call for Site: 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 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 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 Conservation 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	d 🗆
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	
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m	า

Site Details Site address: Land West of Furnace Lane, Madeley	Deliverable site
SHELAA number: MD18	Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 4.32 Estimate	ed Potential Capacity: 87
Greenfield or brownfield Greenfield Density applied (dph): 30	Site Gross Capacity: 87
Land Owne Private Developable Area Applied: 80%	very Period 0 - 5: 0
Site use: Agriculture	or Site: 6 - 10:
	11-15.
Summary Comments Housing Suitability: Unsuitable Employment Suitability:	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site bordering the development boundary of Madeley settlement. The site is proceed development. Access via Furnace Lane is a single lane road with no footpaths or street light Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on this into account. A sewage works adjoins part of the southern boundary which could raise environmental health concerns. Housing development on site would not be complaint with Neighbourhood Development Plan. The site has access to a range of services and facilities.	hting. Furthermore, Furnace site. Developable area takes potential amenity and Policy HOU1 of the Madeley
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 SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Madeley Ancie	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact A Area On site
AccessibilityConstrained Access: <a>✓Public Right of Way Rural site of Constrained Access: <a>✓Public Right of Way Rural site of Constrained Access: <a>✓Public Right of Way Rural site of Constrained Access: <a>✓Public Right of Way Constrained Access: <a>✓Public Right of Way Rural site of Constrained Access: <a>✓ GP Health Centre: <a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a>✓<a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a><a>	Post Office: <400m Town Centre: >1600m Train Station: >1600m

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): Site Gross Capacity: 40		
Land Owne Private 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 complaint 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 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		
Landscape Ondracte inductory wholen reduction		
Heritage: Listed Building ☐ Locally Listed: ☐ Scheduled Ancient Monument ☐		
Conservation Are Registered Park/Garden		
Conservation Are		
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		
Covenience Store <400m Supermarket: >1600m Bus Stop: <400m Train Station: >1600m		

Site Details Site address: Land at Elmside Garden Centre, Main R	oad Deliverable site	
SHELAA number: MD2	Developable site	
Ward: Madeley & Betley Gross Site Area (Ha): 1.36	Estimated Potential Capacity: 35	
Greenfield or brownfield Greenfield Density applied (dph): 30	Site Gross Capacity: 35	
Land Owne Private Developable Area Applied: 85%	Delivery Period 0 - 5: 0	
Site use: Garden Centre Developable Area (Ha): 1.16	Call for Site: ✓ 6 - 10: 0	
	Call for Site: ✓ 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable Emp	oloyment Suitability: Unsuitable	
Availability: Available Achievability:	Achievable Viability: Viable	
An isolated Green Belt site dissconnected 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 complaint 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 Opporture		
Regional Important Geological Site ☐ Tree Preservation Orde ✓ He	Area	
Heritage: Listed Building □ Locally Listed: □ Conservation Are □ Registered Park/Garde	Scheduled Ancient Monument en	
· ·	Flood Zone Flood Zone ave adverse environmental impact al Safeguard Area On site	
Accessibility Constrained Access: ✓ Public Right of Way GP Health Centre: <1600m Hospital: >1600m Open Space: < Primary School: <1600m Secondary School: <1600m College: Covenience Store <1600m Supermarket: >1600m Bus Stop:	>1600m Town Centre: >1600m	

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): Site Gross Capacity: 350
Land Owne 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

Site Details Site address: Bower End Lane, Madeley Deliverable site
SHELAA number: MD22 Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 0.35 Estimated Potential Capacity: 10
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 10
Land Owne NuLBC Developable Area Applied: 05% 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
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 complaint with Policy HOU1 of the Madeley Neighbourhood Development Plan. The West Coast Mainline is in very close proximity to the southern boundary which could rasie 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: Natural and Semi-Natural Greenspace
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 ☐ 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

Site Details Site address: Land South of Bar Hill, Madeley Deliverable site
SHELAA number: MD25 Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 0.74 Estimated Potential Capacity: 19
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 19
Land Owne Private Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area (Ha): 0.63 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. 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 complaint 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 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
Agricultural Land Classification Grade 3
Haritana Listed Building D. Locally Listed: D. Cahadylad Ansignt Manymont D.
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
Physical Environment Surface Water Flood Risk: ☐ 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 <800m Supermarket: >1600m Bus Stop: <400m Train Station: >1600m

Site Details Site address:	Land at New Road, Made	ley	Deliverable site	
SHELAA number: MD28			Developable site	
Ward: Madeley & Betley	Gross Site Area (H	a): 2.79 Estimat	ed Potential Capa	acity: 67
Greenfield or brownfield Greenfield		<i>'</i>	Site Gross Capa	acity: 67
Land Owne SCC		' Deli	ivery Period 0 - 5	5: 0
Site use: Open space / sports ground	nd Developable Area A		6 - 1 or Site: 11 -	
	Developable Alea	(Ha). 2.25 Call IV	JI - 11 -	15: 0
_	ng Suitability: Unsuitable	Employment Su	itability: Unsuitab	ole
Availability:	Unavailable	Achievability: Achievable	Viability:	Viable
the Madeley Neighbourhood Develors as a high quality / low value Park ar services and facilities. Developmen	nd Garden in the Open Spac	ce Strategy 2022. The site h		
Planning and Sustainability Playing Pitch Strategy: Enhance Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Park and Gard Carbon Opportunitie Unsui	en itable area	
	Biodiversity Alert Site Tree Preservation C	Site of Biological Importa	— e □ Carbon Ca	t Woodland ☐ apture Site ☐
Heritage: Listed Buil Conservat		Listed: Sched	uled Ancient Mon	ument 🗌
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse	environmental im	pact
GP Health Centre: <800m Primary School: <1600m S		Open Space: <400m College: >1600m Bus Stop: <400m		<400m

Site Details Site address: Land North of Bar Hill, Madeley Del	liverable site
SHELAA number: MD29	velopable site
Gloss Sile Alea (Fla). 115,7	Potential Capacity: 377
Greenfield or brownfield Greenfield Density applied (dph): Sit	e Gross Capacity: 377
Land Owne Private Developable Area Applied: 80%	Period 0 - 5: 0 6 - 10: 0
Site use: Agriculture Developable Area (Ha): 12.56 Call for Si	
Summary Comments Housing Suitability: Unsuitable Employment Suitabi	lity: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
The site is located outside the development boundary of Madeley settlement, and promoted fo	r housing development.
Part of the site and proposed access falls within a HS2 safeguard area, and 200m buffer of the	e proposed route. The site
would be positioned between HS2 and the West Coast Mainline which poses amenity concern 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 development on site would not be complaint with Policy HOU1 of the Madeley Neighbourhood	
Access off Bar Hill is via a narrow track which requires some improvement. Tree Preservation	
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	e area / less constrained
<u>Natural Environment</u> Local Nature Reserve ☐ Special Protection Area ☐ Spe	cial 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 R	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	e 🗌 Flood Zone 🗌
Do surrounding uses raise amenity concerns <a> Could development have adverse environment have adverse environment with the concerns <a> Could development have adverse environment have adverse env	ironmental impact
Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area	ea On site
Mineshafts: ☐ Adverse topography ☐	O.1. G.1.
Accessibility Constrained Access: ✓ Public Right of Way ✓ Rural site outsi	ide development boundary 🗹
	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: Land West of Bar Hill, Madeley	Deliverable site
SHELAA number: MD30	Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 0.74 Estimat	ted Potential Capacity: 19
Greenfield or brownfield Greenfield	Site Gross Capacity: 19
Land Owne Private Density applied (dph): 30 Developable Area Applied: 85%	ivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 or Site: ✓ 11 - 15: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
The site is located outside the development boundary of Madeley settlement, and promote The site falls within the 200m buffer of the proposed HS2 route. Suitability assessment ref development on site would not be complaint with Policy HOU1 of the Madeley Neighbourh site has access to some services and facilities. Public right of way adjoins the eastern bou	lects this. Housing ood Development Plan. The
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Landscape Characte Madeley Ancie	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 100 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Way GP Health Centre: <800m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land Adjacent to Rowley House, Moss Lane Deliverable site
SHELAA number: MD32 Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 1.64 Estimated Potential Capacity: 42
Greenfield or brownfield Greenfield Site Gross Capacity: 42
Land Owne Private Density applied (dph): 30 Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 1.39 Call for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
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 complaint 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 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: <400m

Site Details Site address: Land West of Manor Road, Madeley Deliverable site
SHELAA number: MD33 Developable site
Ward: Madeley & Betley Gross Site Area (Ha): 1.87 Estimated Potential Capacity: 48
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 48
Land Owne Private Delivery Period 0 - 5: 0 6 - 10: 0
Site use: Agricultural Developable Area (Ha): 1.59 Call for Site: ✓ 11 - 15: 0
<u>Summary Comments</u> 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 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 complaint 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 Opportunitie Less constrained
<u>Natural Environment</u> Local Nature Reserve ☐ Special Protection Area ☐ Special Area of Conservatio ☐
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
Regional Important Geological Site Tree 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 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
7 III Quality Management 7 II ca Coal Authority Flight Nisk Area II Willieral Galeguard Area Off Site
Minachafta, Adverse tanagraphy
Mineshafts: Adverse topography
Accessibility Constrained Access: ✓ Public Right of Way ✓ Rural site outside development boundary ✓
Accessibility Constrained Access: ✓ Public Right of Way ✓ Rural site outside development boundary ✓

Site Details Site address: Land East of Bowsey Wood Road, Madeley SHELAA number: MD34	Deliverable site Developable site
Ward: Madeley & Betley Greenfield or brownfield Greenfield Land Owne Private Site use: Agricultural Gross Site Area (Ha): Density applied (dph): Developable Area Applied: 80%	ed Potential Capacity: 223 Site Gross Capacity: 223 very Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievable A Green Belt site bordering the development boundary of Madeley settlement. The site is provided in the settlement of the settlement of the settlement.	Viability: Viable
development and open space. Access via Bowsey Wood Road has no public footpaths or saccess 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 of the control of the control opportunitie	constrained
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode	
Heritage: Listed Building □ Locally Listed: □ Schedu Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood 2 Do surrounding uses raise amenity concerns □ Could development have adverse of Could development have adverse of Could Mineshafts Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Pu	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Five Acres, Bowsey Wood Road, Betley	Deliverable site
SHELAA number: MD38	Developable site
Gloss Sile Area (Ha). 0.65	imated Potential Capacity: 14
Greenfield or brownfield Greenfield Density applied (dph):	Site Gross Capacity: 14
Land Owne Private Developable Area Applied: 95%	Delivery Period 0 - 5: 0 6 - 10: 0
Site use: Woodland / open space Developable Area (Ha): 0.46	Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employmen	nt Suitability: Unsuitable
Availability: Available Achievability: Achiev	/able Viability: Viable
A Green Belt site isolated and dissconnected from the development bounadry of Made promoted for a variety of uses including housing, employment, retail, food & drink comfacilities, health and renewable energy. Part of the site (0.18ha) to the north is identified Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Ancient wood (Beck Wood) on site. Developable area calculation takes this into account. Bowsey W street lighting. Housing development on site would not be complaint with Policy HOU1 Development Plan. The site has poor access to a range of services and facilities.	nmunity / sports entertainment ed as low quality / low value odland and a Biodiversity Alert Site odd Road has no footpaths or
<u>Planning and Sustainability</u> Green Belt ✓ Green Belt Assessment: We	ak
Playing Pitch Strategy: Open Space Strategy: Natural an	d Semi-Natural Greenspace
Economic Needs Assessment: Low Zero Carbon Opportunitie	Insuitable area / more constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area	☐ Special Area of Conservatio ☐
SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ✓ Site of Biological Im	portance Ancient Woodland 🗹
Regional Important Geological Site Tree Preservation Orde Heavily W	oode ☑ Carbon Capture Site □
Agricultural Land Classification Grade 3 Landscape Characte Madeley A	Ancient Redland Farmland
Heritage: Listed Building □ Locally Listed: □ Solution Set Conservation Are □ Registered Park/Garden □	cheduled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Fl	ood Zone
Do surrounding uses raise amenity concerns Could development have adve	erse environmental impact 🗹
Air Quality Management Area Coal Authority High Risk Area Mineral Safeg	guard 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: >1600	Om Town Centre: >1600m
Covenience Store <1600m Supermarket: >1600m Bus Stop: <800m	n 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 Estimate	ed Potential Capacity: 33
Greenfield or brownfield Greenfield	Site Gross Capacity: 33
Land Owne Private Density applied (dph): 30 Developable Area Applied: 85%	very Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 or Site: ✓ 11 - 15: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Sui	tability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
The site is located outside the development boundary of Madeley settlement, and promoted Access via Red Lane is a single lane track with no public footpaths or street lighting. Further the bridge over the West Coast Mainline (A525 Bar Hill) creates a blind spot which could les urrounding the site. Suitability assessment reflects this. Furthermore, housing development complaint with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has and facilities.	ermore, the configuration of ead to vehicular accidents nt on site would not be
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Less of	constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte Madeley Ancie	Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Schedu Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood 2 Do surrounding uses raise amenity concerns ✓ Could development have adverse of Could development have adverse o	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Pu	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Allotment Gardens, Manor Road, SHELAA number: MD54 Developable site Developable site
Ward: Madeley & Betley Greenfield or brownfield Brownfield Land Owne Unknown Site use: Vacant site / car park Gross Site Area (Ha): Density applied (dph): Developable Area Applied: Developable Area (Ha):
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Unavailable Achievability: Achievable Viability: Viability:
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 proximty 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 complaint 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: Open Space Strategy: 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: 1 in 1000 years Flood Zone □ Do surrounding uses raise amenity concerns ✓ Could development have adverse environmental impact □ Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Area On site Mineshafts: □ Adverse topography □
Accessibility Constrained Access: ✓ Public Right of Way ☐ Rural site outside development boundary ✓ GP Health Centre: <1600m

Site Details Site address: Land West of Bullockhouse Road, Harriseahead Deliverable site	
SHELAA number: NC13 Developable site	
Ward: Navehanal & May Con Estimated Potential Conscitute 103	
Greenfield or brownfield Greenfield Site Area (Ha): 5.22 Site Gross Capacity: 103	
Land Owne Private Density applied (dpn): 40 Delivery Period 0 - 5: 0	
Site use: Agriculture Developable Area Applied: 80% 6 - 10: 0	
Developable Area (Ha): 2.58 Call for Site: 🗹 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. 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: 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 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 ☐ 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	

Site Details Site address: Land at High Street, Harriseahead	Deliverable site
SHELAA number: NC2	Developable site
Ward: Newchapel & Mow Cop Gross Site Area (Ha): 0.25 Estimat	ed Potential Capacity: 10
Greenfield or brownfield Greenfield	Site Gross Capacity: 10
Land Owne Unknown Density applied (dph): 40 Deli	very Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
Developable Area (Ha): 0.24 Call for	or Site: 0
Summary Comments Housing Suitability: Unsuitable Employment Su Availability: Unavailable Achievability: Achievable The site is located within the urban area of Kidsgrove (Harriseahead). The site lies among development along High Street which makes it unsuitable for employment development. Trange of services and facilities. Development high risk area on site. The land owner is curr	Viability: Viable st ribbon residential he site has limited access to a
Planning and Sustainability Green Belt Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsui	table area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 4 Landscape Characte None - urban area	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land rear of Willowcroft Way, Harriseahead Deliverable site
SHELAA number: NC3 Developable site
Ward: Newsbanel & Maw Con Estimated Potential Canacity: 21
Greenfield or brownfield Greenfield Gross Site Area (Ha). Site Gross Capacity: 21
Land Owne Unknown Density applied (dph): 40 Delivery Period 0 - 5: 0
Site use: Vacant field
L Developable Area (Ha): 0.52 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Potentially suitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
The site is located within the urban area of Kidsgrove (Harriseahead). Access via Willowcroft Way is constrained due to the existance 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: Dopen Space Strategy: 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 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

Site Details Site address: Bent Farm, Newchapel Deliverable site
SHELAA number: NC77 Developable site
Ward: Newchapel & Mow Cop Gross Site Area (Ha): 3.06 Estimated Potential Capacity: 98
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 98
Land Owne Private Developable Area Applied 80% Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 2.45 Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
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 ✓ 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 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 ☐ 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

Site Details Site address: Land South of Pennyfield Road, Newchapel Deliverable site Developable site
Ward: Newchapel & Mow Cop Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): Density applied (dph): Developable Area Applied: 85% Developable Area (Ha): Developable Area (Ha): Output Description: Site Gross Capacity: Developable Area Applied: 85% Developable Area (Ha): Output Description: Output Description:
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viable
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: Strong Playing Pitch Strategy: Open Space Strategy: 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 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 ☐ 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

Site Details Site address: Land south of High Street, Newchapel	Deliverable site
SHELAA number: NC79	Developable site
Ward: Newchanel & Mow Con	ed Potential Capacity: 111
Greenfield or brownfield Greenfield	Site Gross Capacity: 111
Land Owne Private Density applied (dph): 40 Density applied (dph): Deli	very Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 80% Developable Area (Ha): 2.78 Call for	6 - 10: 0
Developable Area (11a). 2.76 Call 10	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability:	itability: Unsuitable
Availability: Available Achievability: Achievabili	ty Viability: Viability
A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing de Access to the site is proposed off Station Road / High Street. However, the assumed acces a car park, and other potential access points along the road appear to be narrow. These w The site has limited access to a range of services and facilities. Development high risk are site.	ss is currently in active use as rould require improvements.
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area / more constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 4 Landscape Characte South Kidsgrow	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood A Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: Public Right of Way ✓ Rural site of Public Right	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land South of Mow Cop Road, Mow Cop Deliverable site
SHELAA number: NC80 Developable site
Ward: Nowchangland May Con Estimated Potential Canacity: 281
Greenfield or brownfield Greenfield Site Area (Ha): 0.76 Site Gross Capacity: 281
Land Owne Private Density applied (dpn): 40 Delivery Period 0 - 5: 0
Developable Area Applied: 80% Site use: Agriculture Developable Area (Ha): 7.03 Call for Site of
Developable Area (Ha): 7.02 Call for Site: 🗸 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Availability: Achievability: Achievable Viability: Viable
A Green Belt site located in Mow Cop. The site is promoted for housing development and open space. Part of the site
was formly 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: 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 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 Open Space: <400m

Site Details Site address: Mellors Bank, Mow Cop Road, Mow Cop	Deliverable site
SHELAA number: NC81 Ward: Newchapel and Mow Cop Cross Site Area (Ho): 6.16 Estimate	Developable site
Greenfield or brownfield Greenfield	ed Potential Capacity: 197 Site Gross Capacity: 197
Land Owne Private Delisity applied (upit).	very Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0
Developable Area (Ha): 4.93 Call fo	or Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site located in Mow Cop. The site is promoted for housing development. According Green Road, Mellors Bank, Mow Cop Road or Fords Lane. Access from Mellors Bank and would require improvements due to their narrow character. The site has access to some some Development high risk area on site. Public right of way adjoins the southern boundary.	Dales Green Road (track)
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area / more constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 4 Landscape Characte East Kidsgrove	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
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 of Way GP Health Centre: >1600m Hospital: >1600m Open Space: <400m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land West of Dales Green Road, Mow Cop Deliverable site
SHELAA number: NC82 Developable site
Ward: Newchanel and Mow Con Estimated Potential Canacity: 46
Greenfield or brownfield Greenfield Gross Site Area (Ha): 1.30 Site Gross Capacity: 46
Land Owne Private Density applied (dpn): 40 Delivery Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 85% 6 - 10: 0
Developable Area (Ha): 1.16 Call for Site: 🗸 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 ✓ 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 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: 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 Open Space: <400m

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 Site Gross Capacity: 6		
Land Owne Private Delivery Period 0 - 5: 0		
Developable Area Applied: 95% Site use: Agriculture Developable Area (Ha): 0 Call for Site: ✓ 11 - 15: 0		
Developable Area (Ha): U Call for Site: 🗹 11 - 15: 0		
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable		
Availability: Available Achievability: Achievable Viability: Viable		
Two parcels of Green Belt land dissconnected from the Kidsgrove 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 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 North 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: <1600m		

Site Details Site address: Land at the end of Birchenwood Way, Kidsgrove Deliverable site □ SHELAA number: RC11 Developable site □
Ward: Kidsgrove & Ravenscliffe Greenfield or brownfield Greenfield Land Owne Private Site use: Country Park Gross Site Area (Ha): 15.41 Density applied (dph): 40 Developable Area Applied: 80% Developable Area (Ha): 9.65 Call for Site: ✓ 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: 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 ☐ 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

Site Details Site address: Land at rear of Stone Bank Road, Kidsgrove Deliverable site
SHELAA number: RC12 Developable site
Ward: Kidagraya & Payanadiffa Estimated Potential Canacity: 30
Greenfield or brownfield Greenfield Site Gross Capacity: 39
Land Owne Unknown Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Vacant land
Developable Area (Ha): 0.98 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Potentially suitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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 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 □ 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

Site Details Site address: Land off Lowlands Road (Bathpool Park), Ravensdale	Deliverable site Developable site
Greenfield or brownfield Greenfield Land Owne NuLBC Site use: Open space Gross Site Area (Ha): [3.32] Density applied (dph): 40 Developable Area Applied: 80%	ted Potential Capacity: 106 Site Gross Capacity: 106 livery Period 0 - 5: 0 6 - 10: 0 for Site: □ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Unavailable Achievability: Achievability:	
A Green Belt site identified as a high quality / high value Park and Garden in the Open Sp adjacent to Ravensdale Industrial Estate. The Economic Needs Assessment grades the sconsiders the site unsuitable for employment development. A Site of Biological Importance north-eastern boundary. Amenity impacts are possible from the West Coast Mainline which boundary. Development high risk areas, an overhead power line and public right of way of to a range of services and facilities.	pace Strategy 2022. The site is site as 'very poor', and ee (Bathpool Park) adjoins the ch runs along side the western
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy: Park and Gard Economic Needs Assessment: Very poor Low Zero Carbon Opportunitie Unsu	den uitable area
Natural Environment Local Nature Reserve □ Special Protection Area □ SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Import Regional Important Geological Site □ Tree Preservation Orde □ Heavily Wood Agricultural Land Classification Grade 4 Landscape Characte South Kidsground	e Carbon Capture Site ove Coalfield Farmlands
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area ☐ Coal Authority High Risk Area ✓ Mineral Safeguar Mineshafts: ☐ Adverse topography ☐	-
Accessibility Constrained Access: Public Right of Way ✓ Rural site GP Health Centre: <1600m	outside development boundary Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Valentine Road (2), Kidsgrove Deliverable site		
SHELAA number: RC27 Developable site		
Ward: Kidsgrove & Rayenscliffe Fetimated Potential Canacity: 5		
Greenfield or brownfield Greenfield Greenfield or brownfield Greenfield Site Gross Capacity: 5		
Land Owne Unknown Density applied (dph): Density applied (dph): Density applied (dph): Delivery Period 0 - 5: 0		
Site use: Open space Developable Area Applied: 95% Developable Area (Ha): 0.12 Call for Site: 0 11 - 15		
Developable Area (Ha): 0.12 Call for Site:11 - 15:0		
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable		
Availability: Unavailable Achievability: Achievable Viability: Viable		
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 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 ☐ 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 ☐		
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m		

Site Details Site address: Kidsgrove Station Yard, Kidsgrove SHELAA number: RC3	Deliverable site Developable site
Ward: Kidsgrove & Ravenscliffe Greenfield or brownfield Brownfield Land Owne SCC Site use: Vacant land Gross Site Area (Ha): 0.84 Density applied (dph): 40 Developable Area Applied: 85%	ated Potential Capacity: 28 Site Gross Capacity: 28 elivery Period 0 - 5: 0 6 - 10: 0 for Site: □ 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment S Availability: Unavailable Achievability: Achievab	
The site is located within the Kidsgrove urban area. It adjoins the West Coast Mainline w concerns. The Economic Needs Assessment grades the site as 'poor'. Hardings Wood C eastern boundary. It is understood the site is required as part of the long term plans for k park). Availability assessment reflects this. Development high risk area on site. The site I services and facilities.	hich could raise amenity Conservation Area adjoins the Cidsgrove train station (car
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Poor Low Zero Carbon Opportunitie Uns	uitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	de 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Scheen Conservation Are □ Registered Park/Garden □	eduled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have advers Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safegua Mineshafts: □ Adverse topography □	-
Accessibility Constrained Access: Public Right of Way Rural site GP Health Centre: <400m	Post Office: <400m Town Centre: <400m Train Station: <400m

Site Details Site address: Kinnersley Street, Kidsgrove	Deliverable site	
SHELAA number: RC4	Developable site	
Ward: Kidsgrove & Ravenscliffe Gross Site Area (Ha):	D.26 Estimated Potential Capacity: 4	
Greenfield or brownfield Greenfield	Site Gross Capacity: 4	
Land Owne NuLBC Developable Area Applied:	Delivery Period 0 - 5: 0	
Site use: Green space	0 - 10: 0	
	0.1 Call for Site: 11 - 15: 0	
Summary Comments Housing Suitability: Unsuitable	Employment Suitability: Unsuitable	
Availability: Available Achiev	vability: Achievable Viability: Viable	
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 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: [Conservation Are □ Registered Park		
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone ☐ Do surrounding uses raise amenity concerns ☐ Could development have adverse environmental impact ☐ Air Quality Management Area ☐ Coal Authority High Risk Area ✔ Mineral Safeguard Area On site Mineshafts: ☐ Adverse topography ✔		
Primary School: <400m Secondary School: <800m C	Rural site outside development boundary pace: <400m Post Office: <400m college: >1600m Town Centre: <400m Stop: <400m Train Station: <800m	

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 Estima	ated Potential Capacity: 6
Greenfield or brownfield Brownfield	Site Gross Capacity: 6
Land Owne Unknown	elivery Period 0 - 5: 0
Site use: Car park Developable Area Applied: 95% Developable Area (Ha): 0.16 Call	6 - 10: 0 for Site: 11 - 15: 0
Developable Area (Ha): 0.16 Call	for Site:11 - 15:0
Summary Comments Housing Suitability: Suitable Employment S	
Availability: Unavailable Achievability: Achievable The site is located within the Kidsgrove urban area, and is in active use as a car park ser	
neighbouring commercial / employment unit (offices). The site is in close proximity to Kidsite has access to a range of services and facilities. The land owner is currently unknown on site.	
Planning and Sustainability Green Belt Green Belt Assessment:	
Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Unst	uitable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐	Special Area of Conservatio
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Impor	tance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde Heavily Wood	
	·
Agricultural Land Classification	alea
Heritage: Listed Building □ Locally Listed: □ Sche Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguar Mineshafts: □ Adverse topography □	-
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<400m	outside development boundary Post Office: <400m Town Centre: <400m Train Station: <800m

Site Details Site address: Land at Liverpool Road (part of Birchenwood) SHELAA number: RC8 Ward: Kidsgrove & Ravenscliffe Cross Site Area (He): Road (part of Birchenwood) Deliverable site Developable site
Gross Site Area (Ha): Output Comparison of the
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 formly uses 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 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 ☐ 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land to the rear of Gat	ehouse Pub, Clayton	Deliverable site
SHELAA number: SB11		Developable site
Ward: Westlands Gross Site Area	(Ha): 0.32 Estima	ted Potential Capacity: 12
Greenfield or brownfield Brownfield Density applied (` '	Site Gross Capacity: 12
Land Owne Part Aspire / private Developable Are	· ′ De	livery Period 0 - 5: 0
Site use: Car park / garages Developable Are	• •	6 - 10: 0
	oa (Ha).	or Site:11 - 15:0
Summary Comments Housing Suitability: Suitable	Formles we and Or	itali ilia I I anni talia la
, ,, ,,	Employment Su	
Availability: Unavailable	Achievability: Achievable	
The site is located within the Newcastle urban area, and is in		
and residential units. The site is surrounded by residential de		ole for employment
development. The site has access to a range of services and	i facilities.	
Planning and Containability Cross Bolt - Cross	an Balt Assassment	
	en Belt Assessment:	
Playing Pitch Strategy: Open Sp	pace Strategy:	
Economic Needs Assessment: Low Zer	o Carbon Opportunitie Unsu	uitable area
Natural Environment Local Nature Reserve	Special Protection Area	Special Area of Conservatio
SSSI: Ramsar site Biodiversity Alert Site	Site of Biological Import	·
Regional Important Geological Site Tree Preservation	•	·
Agricultural Land Classification Urban Landson	ape Characte None - urban	area
Heritage: Listed Building ☐ Loca	Illy Listed: Scheo	duled Ancient Monument
Conservation Are Regi	stered 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 R	ight of Way Rural site	outside development boundary
GP Health Centre: <400m Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m Secondary School: <800m College: >1600m Town Centre: >1600m		
Covenience Store <400m Supermarket: <1600m Bus Stop: <400m Train Station: >1600m		

Site Details Site address: Land North of Holiday Inn, Clayton Road Deliverable site		
SHELAA number: SB13 Developable site		
Ward: Westhury Park & Northwood Estimated Potential Canacity: 38		
Greenfield or brownfield Greenfield Site Gross Capacity: 38		
Land Owne Private Density applied (dph): 40 Delivery Period 0 - 5: 0		
Site use: Green space Developable Area Applied: 85% Developable Area (Ha): 0.95 Call for Site: 11 - 15: 0		
Developable Area (Ha): 0.95 Call for Site: 11 - 15: 0		
Summary Comments Housing Suitability: Potentially suitable Employment Suitability: Unsuitable		
Availability: Unavailable Achievability: Achievable Viability: Viable		
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 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 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		
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m		

Site Details Site address: Kingsbridge Avenue, Seabridge	ge Deliverable site □
SHELAA number: SB2	Developable site □
Ward: Westlands Cross Site Area (He)	0.19 Estimated Potential Capacity: 7
Greenfield or brownfield Greenfield Greenfield Greenfield Density applied (dph):	Site Gross Capacity: 7
Land Owne NuLBC Developable Area Applie	Delivery Period 0 - 5: 0
Site use: Open space Developable Area (Ha)	0 - 10: 0
	0.18 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Suitability: Unsuitable
Availability: Unavailable Acl	nievability: Achievable Viability: Viable
Open Space Strategy 2022. The site has access to a range of service by residential development which makes it unsuitable for employment which it is a single for employment which makes it unsuitable for employment which makes it unsuitable for employment which it is a single for employment which is a single for employment which it is a single for employment which is a single for employment which it is a single for employment which is a single for employment which it is a single for employment	
Planning and Sustainability Green Belt Green Belt	Assessment:
Playing Pitch Strategy: Open Space Str	ategy: Amenity Greenspace
Economic Needs Assessment: Low Zero Carbo	n Opportunitie Unsuitable area
·	Protection Area Special Area of Conservatio e of Biological Importance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde	☐ Heavily Woode ☐ Carbon Capture Site ☐
Agricultural Land Classification Urban Landscape Ch	aracte None - urban area
Heritage: Listed Building □ Locally Liste Conservation Are □ Registered In the control of	d: Scheduled Ancient Monument Park/Garden
Physical Environment Surface Water Flood Risk: 1 in 30 Do surrounding uses raise amenity concerns Could developed Coal Authority High Risk Area Mineshafts: Adverse topography	opment have adverse environmental impact
Primary School: <400m Secondary School: <800m	Vay Rural site outside development boundary Space: <400m Post Office: <800m College: >1600m Town Centre: >1600m Bus Stop: <400m Train Station: >1600m

SHELAA number: SB3 Ward: Westbury Park & Northwood Greenfield or brownfield Greenfield Land Owne Unknown Developable site Gross Site Area (Ha): Density applied (dph): Developable Area Applied: 85% Developable site O.51 Site Gross Capacity: 17 Delivery Period O - 5: O - 10: O - 10		
Ward: Westbury Park & Northwood Gross Site Area (Ha):	Site Details Site address: Tyne Way, Clayton	Deliverable site
Site of size of the control of the	SHELAA number: SB3	Developable site
December Common	Ward: Westbury Park & Northwood Gross Site Area (Ha): 0.51	Estimated Potential Capacity: 17
Developable Area Applied: 85% Delivery Period 0 - 5: 0 6 - 10: 0 0 0 0 0 0 0 0 0 0	Greenfield or brownfield Greenfield	Site Gross Capacity: 17
Developable Area (Ha): 0.43 Call for Site: 11-15: 0	Land Owne Unknown	
Summary Comments	Site use: Open space	0-11 (0')-
Availability:		11 10.
Availability:	Summary Comments	
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 employemt development. The site has access to some services and facilities. Land owner is currently unknown. Playing Pitch Strategy:		
Open Space Strategy 2022. The site is predominantly surrounded by residential development which makes it unsuitable for employemt development. The site has access to some services and facilities. Land owner is currently unknown. Planning and Sustainability		
Playing Pitch Strategy:	Open Space Strategy 2022. The site is predominantly surrounded by residential de	velopment which makes it unsuitable
Playing Pitch Strategy:		
Playing Pitch Strategy:	Planning and Sustainability Green Belt Green Belt Assessment:	
Natural Environment		v Greenspace
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		-
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 Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Within 250m	Low Zero Carbon Opportunitie	Offishitable area
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 Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Within 250m	Natural Environment Local Nature Paserve Special Protection Area	Special Area of Conservatio
Regional Important Geological 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	, v	·
Heritage: Listed Building		
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	Agricultural Land Classification Urban Landscape Characte None -	urban area
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		
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	Heritage: Listed Building ☐ Locally Listed: ☐	Scheduled Ancient Monument
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	Conservation Are Registered Park/Garden	
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		
Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Within 250m		
		dverse environmental impact
Mineshafts: Adverse topography	Air Quality Management Area Coal Authority High Risk Area Mineral Sa	feguard Area Within 250m
	Mineshafts: ☐ Adverse topography ☐	
A PURE CONTROL AND THE POLICE OF THE POLICE	A	
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary	Accessibility Constrained Access: Public Right of Way Rur	
GP Health Centre: <800m Hospital: >1600m Open Space: <400m Post Office: <1600m	GP Health Centre: <800m Hospital: >1600m Open Space: <400r	m Post Office: <1600m
Primary School: <800m Secondary School: <1600m College: >1600m Town Centre: >1600m	Primary School: <800m Secondary School: <1600m College: >10	Town Centre: >1600m
	Covenience Store <800m Supermarket: >1600m Bus Stop: <40	Om Train Station: >1600m
	Covenience Store <800m Supermarket: >1600m Bus Stop: <40	Om Train Station: >1600m

Site Details Site address: Land at Westbury Road, Clayton	Deliverable site
SHELAA number: SB5	Developable site
Ward: Westbury Park & Northwood Gross Site Area (Ha): 0.23 Estimat	ed Potential Capacity: 9
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 9
Land Owne NuLBC Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Green space	6 - 10: 0
	or Site: U 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and functions as an informal green sp the neighbouring plot of land which is identified as high quality / low value Amenity Greens Strategy 2022. Furthermore, the site is part of the Urban Tree Planting Strategy. On this based unsuitable for development. Furthermore, the land owner is not promoted the site for future access to a range of services and facilities.	pace in the Open Space asis, the site is considered
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban / Grade 3 Landscape Characte None - urban agricultural None - urban agricultural Land Classification	e 🗌 Carbon Capture Site 🗹
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at Rutherford Avenue, Clayton	Deliverable site
SHELAA number: SB6	Developable site
Ward: Westbury Park & Northwood Gross Site Area (Ha): 0.23 Estimate	ed Potential Capacity: 9
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 9
Land Owne NuLBC Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	or Site:0
Summary Comments Housing Suitability: Unsuitable Employment Sui	tability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and identified as high quality / low valu Open Space Strategy 2022. The site is predominantly surrounded by residential developme for employemt 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: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	space table area
Natural Environment Local Nature Reserve Special Protection Area Second Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Grade 3 Landscape Characte None - urban area	Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Schedu Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood 2 Do surrounding uses raise amenity concerns Could development have adverse of Could development have adverse of Could Mineshafts: Area Mineshafts Area Mineshafts Area Mineshafts	
AccessibilityConstrained Access:Public Right of WayRural site of Public Right of WayGP Health Centre:<400mHospital:>1600mOpen Space:<400mPrimary School:<800mSecondary School:<800mCollege:>1600mCovenience Store<800mSupermarket:>1600mBus Stop:<400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Former Keele Municipal Golf Course, Keele Deliverable site
SHELAA number: SP11 Developable site
Ward: Silverdale Gross Site Area (Ha): 75.74 Estimated Potential Capacity: 1100
Greenfield or brownfield Greenfield Density applied (dph): Total Total
Land Owne NuLBC Delivery Period 0 - 5: 0
Site use: Former golf course Developable Area (Ha): 54.58 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 promoted for housing development. Part of the site is identified in the Open Space Strategy 2022 with
three typologies. This includes Amenity Greenspace (approximatley 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
Regianally Important Geological Structure (Job's Wood Quarry) is on site. Developable area calaculation 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: Moderate
Playing Pitch Strategy: Open Space Strategy: Mixed typologies (3 in total)
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 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 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 □
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: <800m Town Centre: >1600m
Covenience Store <1600m Supermarket: >1600m Bus Stop: <800m Train Station: >1600m

Site Details Site address: Site off Glenwood Close, Silverdale	Deliverable site
SHELAA number: SP12	Developable site
Ward: Silverdale Crass Site Area (Us): [2.04] Estin	mated Potential Capacity: 81
Greenfield or brownfield Greenfield	Site Gross Capacity: 81
Land Owne Private Density applied (dph): 50	Delivery Period 0 - 5: 0
Site use: Open space Developable Area Applied: 80% Site use: Open space	6 - 10: 0
Developable Area (Ha): 1.61 Ca	all for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Availability: Available Achievability: Achieva A Green Belt bordering the Newcastle urban area. The site is promoted for housing de accessible from Glenwoood Close via a small strip of land. The site has access to some	velopment. The site appears
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Mode Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie	erate ore constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Imp Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Wo Agricultural Land Classification Grade 3 Landscape Characte Keele Anci	ode Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sc Conservation Are □ Registered Park/Garden □	neduled Ancient Monument
Do surrounding uses raise amenity concerns Could development have adve	od Zone
AccessibilityConstrained Access:Public Right of WayRural streamGP Health Centre:<800mHospital:>1600mOpen Space:<400mPrimary School:<400mSecondary School:>1600mCollege:<1600mCovenience Store<1600mSupermarket:>1600mBus Stop:<800m	te outside development boundary ✓ Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Site at Gallowtree Roundabout, Keele	Deliverable site
SHELAA number: SP14	Developable site
Ward: Silverdale Gross Site Area (Ha): 10.68 Estima	ated Potential Capacity: 352
Greenfield or brownfield Greenfield Density applied (dph): 50	Site Gross Capacity: 352
Land Owne Private Developable Area Applied: 80%	elivery Period 0 - 5: 0
Site use: Agriculture	6 - 10: 0 for Site: ✓ 11 - 15: 0
	for Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment S	uitability: Unsuitable
Availability: Available Achievability: Achievab	le Viability: Viable
A Green Belt bordering the Newcastle urban area. The site is promoted for housing deve Site is located within the northern boundary. Developable area calculation takes this into access to some services and facilities. Sloping topography, development high risk areas site.	account. The site has limited
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Modera Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie More	e constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Wood Agricultural Land Classification Grade 3 Landscape Characte Keele Ancien	de 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sche Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguar Mineshafts: □ Adverse topography ✓	
AccessibilityConstrained Access:Public Right of WayRural siteGP Health Centre:<1600mHospital:>1600mOpen Space:<400mPrimary School:<800mSecondary School:<1600mCollege:<1600mCovenience Store<1600mSupermarket:<1600mBus Stop:<400m	outside development boundary ✓ Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Site at Church Street, Silverdale Deliverable site
SHELAA number: SP21 Developable site
Ward: Silverdale Gross Site Area (Ha): 0.14 Estimated Potential Capacity: 7
Greenfield or brownfield Brownfield Density applied (dph): 50 Site Gross Capacity: 7
Land Owne Aspire Housing Developable Area Applied: 95% Delivery Period 0 - 5: 0
Site use: Garages
Developable Area (Ha): 0.13 Call for Site: 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 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 it's 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 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 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 Dood Zone Flood Zone Air Quality Management Area 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

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): Site Gross Capacity: 208
Land Owne Private Derisity applied (dpff). So Delivery Period 0 - 5: 0
Site use: Agriculture
Developable Area (Ha): 4.15 Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
Alert Site adjoints 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 Cemtery 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 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 □ 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

Site Details Site address: Ashbourne Drive, Silverdale Deliverable site
SHELAA number: SP5 Developable site
Ward: Silverdale Gross Site Area (Ha): 1.01 Estimated Potential Capacity: 24
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 24
Land Owne NuLBC Developable Area Applied 85% Delivery Period 0 - 5: 0
Site use: Open space
Developable Area (Ha): 0.48 Call for Site: 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 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: 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 / 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: None 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details	Site address:	Race Course Community	Woodland, Silverd	lale Deliv	verable site	
SHELAA number: S	P8			Dev	elopable site	
Ward: Silverdale		Cross Site Area (H	a): 5.59	Estimated Po	otential Capacit	y: 37
Greenfield or brownfie	eld Greenfiel	Gross Site Area (H. Density applied (dp	<i>'</i>	Site	Gross Capacit	ty: 37
Land Owne NuLBC	;	Developable Area	<i>'</i>	Delivery	Period 0 - 5:	0
Site use: Open space)	Developable Area		Call for Site	6 - 10:	
			(i id).		e: 🗆 11 - 15	5: 0
Summary Comme	<u>nts</u> Housir	ng Suitability: Unsuitable	Employm	nent Suitabili	ty: Unsuitable	
	Availability:	Unavailable	Achievability: Ach	nievable	Viability: Via	ble
		ategy 2022. Developable ar o some services and faciliti				
Planning and Sust			Belt Assessment:			
Playing Pitch Strategy	/:	Open Space	ce Strategy: Natural	and Semi-N	atural Greensp	ace
Economic Needs Ass	essment:	Low Zero (Carbon Opportunitie	Unsuitable	area	
Natural Environm SSSI: Ramsa Regional Important G Agricultural Land Cla	r site Geological Site	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Orde Heavily se Characte None	•	ial Area of Con ☐ Ancient W Carbon Capt	/oodland □
Heritage:	Listed Buil Conservat		Listed: ered Park/Garden		Ancient Monum	nent 🗌
Physical Environment Do surrounding uses Air Quality Management Mineshafts: Acceptable	raise amenity	Coal Authority High Risk A	development have a	Flood Zone dverse envir feguard Area	onmental impa	d Zone ct
Accessibility GP Health Centre: Primary School: <40 Covenience Store <	<800m		Open Space: <400r College: <10 Bus Stop: <40	m P	le development ost Office: <80 Town Centre: Train Station:	00m >1600m

Site Details Site address:	Silverdale Business Park,	Cemetery Road	Deliverable s	site 🗌
SHELAA number: SP9			Developable	site
Ward: Silverdale	Gross Site Area (Ha	a): 0.63 Estima	⊒ ted Potential (Capacity: 19
Greenfield or brownfield Brownfield		′ 	Site Gross (Capacity: 19
Land Owne Private	Developable Area A	′ – De	livery Period	0 - 5: 0
Site use: Employment	Developable Area		for Site:	6 - 10: 0
		(i ia).		11 - 15: 0
Summary Comments Housin	ng Suitability: Unsuitable	Employment S	uitability: Suit	able
Availability:	Available	Achievability: Unachieva	able Viabili	ty: Unviable
The site is located within the Newca The Economic Needs Assessment and business. The site has planning started as of 31/03/2022. This leave is identified as Natural and Semi-Na exludes the open space. Neighbour has access to some services and fa	grades the site as 'good', ang approval for a two story / ces little or no scope for furtheatural Greenspace in the Oping landfill site (Whalleys Quing landfill site)	d suggests the site to be commercial building (Ref. 1 er development. Part of the en Space Strategy 2022.	retained for loo 8/00008/FUL) e site to the no Developable a	cal employment . Site status not orth-west (0.2ha) rea calculation
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment: God	Open Space	Belt Assessment: e Strategy: Natural and Starbon Opportunitie Unsu	emi-Natural G	reenspace
	Biodiversity Alert Site Tree Preservation O	Site of Biological Importance Heavily Wood e Characte None - urbn a	ance □ An	of Conservatio cient Woodland on Capture Site
Heritage: Listed Buil Conservat	,	Listed: Sche	duled Ancient	Monument □
Physical Environment Sur Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse		
GP Health Centre: <800m Primary School: <400m S		t of Way Rural site Open Space: <400m College: <1600m Bus Stop: <400m	Post Office	ppment boundary e: <800m Centre: >1600m ation: >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 Greenfield Greenfield Density applied (dph): Greenfield Greenfield Site Gross Capacity: 207
Land Owne Unknown Developable Area Applied: 80% Delivery Period 0 - 5: 0
Site use: Green space
Developable Area (Ha): 5.18 Call for Site: 11 - 15: 0
<u>Summary Comments</u> 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: Dopen Space Strategy: 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 ✓ 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

Site Details Site address: Land at e	end of Pembroke Drive	, Thistleberry	Deliverable site Developable site	
SHELAA number: TB12		Fallerat		
	ross Site Area (Ha):	0.16 Estimat	ed Potential Capacity: 2 Site Gross Capacity: 2	
	ensity applied (dph):	40 Deli	very Period 0 - 5:	0
Land Owne NuLBC Site use: Open space	evelopable Area Applied	1: 95%	6 - 10:	0
Site use: Open space	Developable Area (Ha):	0.05 Call fo	or Site: 11 - 15:	0
Summary Comments Housing Suitability	ity: Unsuitable	Employment Su	tability: Unsuitable	
Availability: Unavailab	le Achi	evability: Achievable	Viability: Viable	
The site is located in the Newcastle urban are Open Space Strategy 2022. The presence of dwellings. The site is small, and surrounded be development. The site has access to a range development.	mature trees on site ma by residential developme	kes it difficult to acco	mmodate 5 or more suitable for employment	
Planning and Sustainability Green Belling Pitch Strategy: Economic Needs Assessment:		tegy: Amenity Green	space table area	
	ty Alert Site Site	of Biological Importa	Carbon Capture S	and 🗌
Heritage: Listed Building ☐ Conservation Are ☐	Locally Listed	: ☐ Sched	uled Ancient Monument [
Do surrounding uses raise amenity concerns	er Flood Risk: 1 in 100 Could develo hority High Risk Area	pment have adverse	Zone Flood Zone environmental impact I Area Within 250m	€ □
	: >1600m	ay Rural site of Space: <400m College: <1600m us Stop: <400m	Post Office: <1600m Town Centre: <800 Train Station: >1600	m

Site Details Site address: Land between Gallowstree Lane and Ostend Place Deliverable site Developable site Ward: Thistleberry Cross Site Area (Us): D3 Estimated Potential Capacity: 12
Gross Site Area (Ha): Output Comparison of the properties of the
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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m

Site Details Site address: Land both sides of Sneyd Avenue, Thistleberry Deliverable site	
SHELAA number: TB15 Developable site	
Ward: Thistleberry Gross Site Area (Ha): 0.64 Estimated Potential Capacity: 22	İ
Greenfield or brownfield Greenfield Site Gross Capacity: 22	
Land Owne NuLBC Density applied (dph): 40 Density applied (dph): 40 Delivery Period 0 - 5: 0	
Site use: Open Space Developable Area Applied: 95% Developable Area (Ha): 0.54 Call for Site: 11 - 15: 0	
Developable Area (Ha): 0.54 Call for Site: 11 - 15: 0]
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable	
Availability: Unavailable Achievability: Achievable Viability: Viable	
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 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 Conservation 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 Mineshafts: Adverse topography]
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m	

Site Details Site address: Wedgwood Avenue, The Westlands Deliverable	ble site
SHELAA number: TB16 Developa	able site
Ward: Thistleberry Gross Site Area (Ha): 0.84 Estimated Potent	tial Capacity: 9
Greenfield or brownfield Greenfield Density applied (dph): Gross Site Area (Ha). U.84 Site Gro	oss Capacity: 9
Land Owne NuLBC Developable Area Applied: 85% Developable Area Applied: 85%	
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	Unsuitable
	ability: Viable
The site is located within the Newcastle urban area, and identified as high quality / low value Amenit	
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	a
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance	Area of Conservatio Ancient Woodland arbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancie Conservation Are □ Registered Park/Garden □	ient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environm Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography	•
GP Health Centre: <1600m Hospital: >1600m Open Space: <400m Post College: <1600m Tov	evelopment boundary Office: <1600m wn Centre: <1600m n Station: >1600m

Site Details Site address: Land south of Newcastle Golf Club, Whitmore Road Deliverable site Developable site Developable site
Ward: Thistleberry Gross Site Area (Ha): 45.44 Greenfield or brownfield Greenfield Land Owne Private Site use: Agriculture Gross Site Area (Ha): 45.44 Density applied (dph): 40 Developable Area Applied: 80% Developable Area (Ha): 36.35 Estimated Potential Capacity: 550 Delivery Period 6 - 10: 0 Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viability: Viability:
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 ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: 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 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

Site Details Site address: 35 Higherland, Westlands	Deliverable site
SHELAA number: TB22	Developable site
Ward: Westlands Gross Site Area (Ha): 0.21 Estimat	ed Potential Capacity: 8
Greenfield or brownfield Brownfield Density applied (dph): 40	Site Gross Capacity: 8
Land Owne Private Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Former car park	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Suitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and has a lapsed planning approval for 16/00405/REM). No confirmation has been received about the site being promoted for future assessment reflects this. Estimated potential capacity is based on the SHELAA methodoloshape and predominantly surrounded by residential development which makes it difficult to development of any significance. The site has access to a range of services and facilities.	re development. Availability gy. The site is irregular in
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuitable	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Risk: 1 in 1000 years Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <800m Train Station: >1600m

Site Details Site address: Land north of Butt's Walk, Gallowstree Roundabout Deliverable site Developable site Site Gross Capacity: 69 Developable site Developable site Developable site Developable site Site Gross Capacity: 69 Developable site Site Gross Ca
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 Carrentation Area Registered Back/Carden Re
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

Site Details Site address: Land at Silverdale Road, Newcastle Deliverable site
SHELAA number: TB28 Developable site
Ward: Town Gross Site Area (Ha): 0.51 Estimated Potential Capacity: 22
Greenfield or brownfield Brownfield Density applied (dph): Site Gross Capacity: 22
Land Owne Unknown Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Garages
Developable Area (Ha): 0.43 Call for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Unavailable
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 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 ✓ 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land adjacent Gardners Garden Centre, Silverdale Road Ward: Thistleberry Site address: Land adjacent Gardners Garden Centre, Silverdale Road Deliverable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site Developable site
Greenfield or brownfield Greennfield Land Owne Unknown Site use: Green space Oensity applied (dph): Developable Area Applied: 85% Developable Area (Ha): Oensity applied (dph): Oensity applied
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 ✓ 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle Deliverable site Developable site
Ward: Thistleberry Gross Site Area (Ha): 0.34 Capacity: 13 Site Gross Capacity: 13 Density applied (dph): 40 Developable Area Applied: 95% Site use: Former pub site, vacant land Developable Area (Ha): 0.32 Call for Site: 13 Delivery Period 0 - 5: 0 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 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800mHospital:>1600mOpen Space:<400mPost Office:<1600mPrimary School:<800mCollege:<800mTown Centre:<1600mCovenience Store<400mSupermarket:<800mBus Stop:<400mTrain Station:>1600m

Site Details Site address: Thistleberry Parkway, Gallowtree Lane, Thistleberry Thistleberry Thistleberry Thistleberry
Ward: Thistleberry Gross Site Area (Ha): 5.32 Call for Site: Capacity: 65 Site Gross Capacity: 65 Developable Area Applied: 80% Developable Area (Ha): 1.62 Call for Site: Capacity: 65 Delivery Period 0 - 5: 0 Call for Site: Call for Site: Call for Site: Capacity: 65 Developable Area (Ha): 0 - 5: 0 Call for Site: Capacity: 65 Call for Site: Capacity: 65 Capacity: 65 Capacity: 65 Capacity: 65 Developable Area (Ha): 1.62
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 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 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m

Site Details Site address: School Street Car Park, Newcastle Deliverable site	
SHELAA number: TC15 Developable site	е 🗌
Ward: Town Estimated Potential Can	acity: 7
Greenfield or brownfield Brownfield Brownfield Brownfield Density applied (dph): 50 Site Gross Cap	acity: 7
Land Owne NuLBC Delivery Period 0 -	
Site use: Car park	10: 0
	- 15: 0
Summary Comments Housing Suitability: Suitable Employment Suitability: Suitable	
	Viable
The site is located within the Newcastle urban area, and is in active use as a car park serving a number of retail units. Availability assessment reflects this. The Econimic Needs Assessment grades the site as 'good recognises the site's potential for mixed use development (housing, leisure or employment). The site has a range of services and facilities.	l', and
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Good Low Zero Carbon Opportunitie Unsuitable area	
	Conservatio nt Woodland capture Site
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient More Conservation Are □ Registered Park/Garden □	nument [
Physical Environment Surface Water Flood Risk: None Flood Zone Flood Zon	lood Zone npact
Primary School: <400m Secondary School: <1600m College: <1600m Town Cent	ent boundary <400m tre: <400m on: >1600m

Site Details Site address: Land between School Street and Windsor Street, Deliverable site
SHELAA number: TC16 Newcastle Developable site
Ward: Town Estimated Patential Capacity: 15
Greenfield or brownfield Brownfield Site Gross Capacity: 15
Land Owne Unknown Delivery Period 0 - 5: 0
Site use: Car park Developable Area Applied: 95% Developable Area (Ha): 0.29 Call for Site: 11 - 15: 0
Developable Area (Ha): 0.29 Call for Site: 11 - 15: 0
<u>Summary Comments</u> 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: Conomic 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 □ 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 □
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400mHospital:<1600mOpen Space:<400mPost Office:<400mPrimary School:<400mSecondary School:<1600mCollege:<1600mTown Centre:<400mCovenience Store>1600mSupermarket:<800mBus Stop:<400mTrain 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): Site Gross Capacity: 10
Land Owne Unknown Developable Area Applied 95% Delivery Period 0 - 5: 0
Site use: Offices
Developable Area (Ha): 0.19 Call for Site: 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 ☐ 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400mHospital:<1600mOpen Space:<400mPost Office:<800mPrimary School:<800mSecondary School:<1600mCollege:<1600mTown Centre:<800mCovenience Store>1600mSupermarket:<800mBus Stop:<400mTrain Station:>1600m

•				
Site Details Site address:	West Street, Newcastle		Deliverable site	
SHELAA number: TC19			Developable site	e 🗌
Ward: Town	Gross Site Area (H	a): 0.11 Estimat	ed Potential Cap	acity: 5
Greenfield or brownfield Brownfiel		′ 	Site Gross Cap	acity: 5
Land Owne NuLBC	Developable Area A	' Deli	ivery Period 0 -	
Site use: Car park	Developable Area	• •	<u> </u>	10: 0 - 15: 0
			J. 2.1.0.	- 15: 0
Summary Comments Housin	ng Suitability: Suitable	Employment Su	itability: Unsuita	ble
Availability:	Unavailable	Achievability: Achievable	Viability:	Viable
surrounding residential properties. development which makes it unsuit facilities.				
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Carbon Opportunitie Unsui	itable area	
	Biodiversity Alert Site Tree Preservation C	Site of Biological Importa	e 🗌 Carbon C	Conservatio nt Woodland capture Site
Heritage: Listed Bui Conservat	,	Listed: Sched	luled Ancient Moi	nument [
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse	environmental in	lood Zone npact
GP Health Centre: <400m Primary School: <400m		Open Space: <400m College: <1600m Bus Stop: <400m	Town Cent	<pre>ent boundary </pre> <pre><400m tre: <400m on: >1600m </pre>

Site Details Site address: King Street Car Park, Newcastle Deliverable site
SHELAA number: TC20 Developable site
Ward: Town Gross Site Area (Ha): 0.54 Estimated Potential Capacity: 23
Greenfield or brownfield Brownfield Density applied (dph): 50 Site Gross Capacity: 23
Land Owne NuLBC Delivery Period 0 - 5: 0
Site use: 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 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: Dopen Space Strategy: 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 ☐ 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 ☐
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Water Street / George Street, Newcastle (former Titleys Warehouse)	Deliverable site Developable site
Greenfield or brownfield Brownfield Land Owne Unknown Site use: Place of worship / gym / car park	ed Potential Capacity: 23 Site Gross Capacity: 23 very Period 0 - 5: 0 6 - 10: 0 or Site: □ 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment Suitability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and is in active use as a place of wors Availability assessment reflects this. The Economic Needs Assessment grades the site as site to be retained for employment and local needs. The site falls within a Air Quality Mana currently unknown. The site has access to a range of services and facilities.	'average', and suggests the
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Average Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and analysis	Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood 2 Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area ✓ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <800m Train Station: >1600m

Site Details Site address: Lyme Brook on Silverdale Road, Town Centre Deliverable site
SHELAA number: TC28 Developable site
Ward: Town Gross Site Area (Ha): 0.65 Estimated Potential Capacity: 24
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 24
Land Owne NuLBC Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Green space Developable Area (Ha): 0.47 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. A small section within the southern boundary is identified as a low
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 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 ✓ 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

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): Site Gross Capacity: 35
Land Owne Private Developable Area Applied: 85% Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Bus depot
Developable Area (Ha): 0.7 Call for Site: 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. Availbility assessment reflects this. The Economic Needs Assessment grades the site as 'good', and recosgnises 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 facililities.
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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Site to the rear of Castle House, Newcastle Deliverable site
SHELAA number: TC37 Developable site
Ward: Town Gross Site Area (Ha): 0.15 Estimated Potential Capacity: 7
Greenfield or brownfield Brownfield Density applied (dph): Site Gross Capacity: 7
Land Owne Unknown Developable Area Applied 95% Delivery Period 0 - 5: 0
Site use: Retail yard / car park
Developable Area (Ha): 0.14 Call for Site: 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 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 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 Partially on site Mineshafts: Adverse topography
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400m

Site Details Site address: Blackfriars Road, Newcastle	Deliverable site
SHELAA number: TC39	Developable site
Ward: Town Gross Site Area (Ha): 0.3 Estimate	ted Potential Capacity: 15
Greenfield or brownfield Brownfield Density applied (dph): 50	Site Gross Capacity: 15
Land Owne Private Del	ivery Period 0 - 5: 0
Site use: Former retail unit Developable Area Applied: 95% Developable Area (Ha): 0.29 Call formation of the control of the	6 - 10: 0
Developable Area (Fla). 0.23	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Suitable Employment Su	
Availability: Unavailable Achievability: Achievable The site is located within the Newcastle urban area, and has planning approval for the cha	
Louise retail store to a motorcycle dealership including sales, servicing, repairs and MOTs Availability assessment reflects this. Site status not started as 31/03/2022. The site has an and facilities.	
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsured to the planning and Sustainability Open Space Strategy: Low Zero Carbon Opportunitie	itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <400m Town Centre: <400m Train Station: >1600m

Site Details Site address: Land at Wilson Street, Newcastle	Deliverable site
SHELAA number: TC6	Developable site
Ward: Town Gross Site Area (Ha): 0.54 Estimat	ed Potential Capacity: 23
Greenfield or brownfield Greenfield Density applied (dph): 50 50 50	Site Gross Capacity: 23
Land Owne NuLBC Developable Area Applied: 85%	very Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	or Site: U 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area. It is identified as a high quality / low valow quality / low value Provision for Children and Teenagers in the Open Space Strategy 2 part of the Urban Tree Planing Strategy (carbon capture). Part the site falls within an Air Q (AQMA). The site has access to a range of services and facilities. Land owner is not promidevelopment.	022. Furthermore, the site is uality Management Area
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Multiple typolog Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	gies (2 in total) table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area ✓ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <800m Town Centre: <800m Train Station: >1600m

Site Details Site address: Land between Coalpit Hill and Newcastle Road, 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): Site Gross Capacity: 28
Land Owne NuLBC Delivery Period 0 - 5: 0
Site use: Open space
Developable Alea (Ha). 0.7 Call for Site11 - 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 □ Landscape Characte None - urban area
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient Monument □ Conservation Are □ Registered Park/Garden □
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone ☐ Do surrounding uses raise amenity concerns ☐ Could development have adverse environmental impact ☐ Air Quality Management Area ☐ Coal Authority High Risk Area ☑ Mineral Safeguard Area On site Mineshafts: ☐ Adverse topography ☑
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

Site Details Site address: Land at Crown Bank, Talke	Deliverable site
SHELAA number: TK10	Developable site
Ward: Talke & Butt Lane Cross Site Area (He): E 33 Estimat	ed Potential Capacity: 170
Greenfield or brownfield Greenfield	Site Gross Capacity: 170
Land Owne Private Density applied (dph): 40 Density applied (dph): Delivators Applied (20%)	ivery Period 0 - 5: 0
Site use: Agriculture Developable Area Applied: 80% Developable Area (Ha): 4.26 Call for	6 - 10: 0
Developable Area (Fla). 4.20	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Availability: Available Achievability: Achievability:	
A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing de Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable footpaths and street lighting. Audley Road does not. The site has access to some services high risk areas on site.	access because it has public
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Strong Playing Pitch Strategy: Open Space Strategy:	
Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	itable area / more constrained
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban / Grade 3 Landscape Characte South Kidsground	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns ✓ Could development have adverse Air Quality Management Area Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of WayGP Health Centre:<800mHospital:>1600mOpen Space:<800mPrimary School:<800mSecondary School:>1600mCollege:>1600mCovenience Store>1600mSupermarket:>1600mBus Stop:<400m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Wedgwood Road, Kidsgrove	Deliverable site
SHELAA number: TK11	Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 0.25 Est	imated Potential Capacity: 10
Greenfield or brownfield Brownfield Density applied (dph): 40	Site Gross Capacity: 10
Land Owne Aspire Housing Developable Area Applied: 95%	Delivery Period 0 - 5: 0
Site use: Former darages	all for Site: 6 - 10: 0
	all for Site11 - 15:0
Summary Comments Housing Suitability: Suitable Employment	t Suitability: Unsuitable
Availability: Unavailable Achievability: Achiev	rable Viability: Viable
promoted for development. Availability assessment reflects this. The site is small, and development which makes it unsuitable for employment development. The site has ac facilities.	
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie	nsuitable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Geological Site Regional Important Geological Site Tree Preservation Orde Heavily Weather Agricultural Land Classification Urban Landscape Characte None - urban	portance
Heritage: Listed Building □ Locally Listed: □ So Conservation Are □ Registered Park/Garden □	cheduled Ancient Monument
Do surrounding uses raise amenity concerns Could development have advections Could development have advections at the could be advection of the could be advection of the could be advection.	ood Zone
AccessibilityConstrained Access:Public Right of WayRural stressGP Health Centre:<400m	

Site Details Site address: Site at Kingsley Road, Talke Pits	Deliverable site
SHELAA number: TK14	Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 0.36 Estimate	ed Potential Capacity: 14
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 14
Land Owne Aspire Housing Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Green space	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Potentially suitable Employment Suitable	tability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area. Recent information provided indicates promoted for development. Availability assessment reflects this. Access off Kingsley Road narrow. Demolition of a dwelling is likely to be required to improve access. The site is surrodevelopment which makes it unsuitable for employment development. The site has access facilities.	/ Bevan Avenue is very bunded by residential
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	table area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Risk Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Rural	Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land to the rear of High Street, Talke Pits	Deliverable site
SHELAA number: TK15	Developable site
Gross Site Area (Ha): 0.32	ted Potential Capacity: 12 Site Gross Capacity: 12
Greenfield or brownfield Greenfield Density applied (dph): Density applied (dph):	livery Period 0 - 5: 0
Developable Area Applied: 95%	6 - 10: 0
Site use: Open space Developable Area (Ha): 0.3 Call f	for Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	uitability: Unsuitable
Availability: Unavailable Achievability: Achievable	e Viability: Viable
The site is located within the Kidsgrove urban area, and identified as high quality / low value Open Space Strategy 2022. Access off Kingsley Road is narrow and requires improvement surrounded by residential development, and is in close proximity to an allotment and a principle unsuitable for employment development. The site has access to some services and face the site of th	nt. The site is predominantly mary school. This makes the
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	nspace uitable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Import Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Wood Agricultural Land Classification Urban Landscape Characte None - urban	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 1000 years Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguar Mineshafts: Adverse topography	e environmental impact
Accessibility Constrained Access: Public Right of Way Rural site GP Health Centre: <400m	outside development boundary Post Office: <400m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land off St Martins Road, Talke	Deliverable site		
SHELAA number: TK17	Developable site		
Ward: Talke & Butt Lane	imated Potential Capacity: 42		
Greenfield or brownfield Greenfield	Site Gross Capacity: 42		
Land Owne Private Density applied (dph): 40 Developable Area Applied: 85%	Delivery Period 0 - 5: 0		
Site use: Agricultural	6 - 10: 0		
	all for Site: ✓ 11 - 15: 0		
Summary Comments Housing Suitability: Unsuitable Employmen	nt Suitability: Unsuitable		
Availability: Available Achievability: Achievabilit			
A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing The site has access to some services and facilities. Development high risk area on site			
Planning and Sustainability Green Belt Green Belt Assessment: Wes	ak		
Playing Pitch Strategy: Open Space Strategy:			
Economic Needs Assessment: Low Zero Carbon Opportunitie	Insuitable area / more constrained		
Natural Environment Local Nature Reserve Special Protection Area	☐ Special Area of Conservatio ☐		
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Im	- · —		
	•		
Regional Important Geological Site Tree Preservation Orde Heavily W	<u> </u>		
Agricultural Land Classification Urban / Grade 4 Landscape Characte South Kid	sgrove Coalfield Farmlands		
Heritage: Listed Building ☐ Locally Listed: ☐ Se	cheduled Ancient Monument		
Conservation Are Registered Park/Garden			
Physical Environment Surface Water Flood Risk: 1 in 100 years Fl	ood Zone		
Do surrounding uses raise amenity concerns Could development have adverse	erse environmental impact		
	juard Area None		
, , ,	Juana Area Inone		
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			
Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	Train Station: >1600m		
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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): Site Gross Capacity: 1040
Land Owne Private 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
Landscape Characte
Heritage: Listed Building ☐ Locally Listed: ☐ Scheduled Ancient Monument ☐
Conservation Are Registered Park/Garden
Conservation Are Conser
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: Jamage South, Reclamation Site, Talke Deliverable site
SHELAA number: TK19 Developable site
Ward: Talke Gross Site Area (Ha): Estimated Potential Capacity: 228
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 228 Delivery Period 0 - 5: 0
Developable Area Applied: 80%
Site use: Agriculture Developable Area (Ha): 5.69 Call for Site: 11 - 15: 0
<u>Summary Comments</u> Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Available Achievability: Achievable Viability: Viable
A Green Belt site isolated and disconnected from the Newcastle / Kidsgrove urban area, Talke and Bignall End settlements. The site was formly 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 calaculation 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: Moderate Playing Pitch Strategy: Open Space Strategy: 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 Framlands
Heritage: Listed Building □ Locally Listed: □ Scheduled Ancient Monument □ Conservation Are □ Registered Park/Garden □
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Zone ☐ Do surrounding uses raise amenity concerns ☐ Could development have adverse environmental impact ☐ Air Quality Management Area ☐ Coal Authority High Risk Area ☑ Mineral Safeguard Area None Mineshafts: ☐ Adverse topography ☑
Accessibility Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: <1600m

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Site Details Site address	Thomas Street, Talke		Deliverable s	ite 🗌
SHELAA number: TK2			Developable	site
Ward: Talke & Butt Lane	Cross Site Area (III	a): 0.41 Estima	ted Potential C	Capacity: 7
Greenfield or brownfield Greenfie	Gross Site Area (Halled Id	a). 0.41	Site Gross C	· · ·
Land Owne NuLBC	Density applied (dp	' Del	livery Period	0 - 5:
Site use: Open space	Developable Area A		O:4	6 - 10: 0
	Developable Alea	(Ha). U.10 Call I	or Site	11 - 15: 0
	ng Suitability: Unsuitable	Employment Su		uitable
Availability:	Unavailable	Achievability: Achievable	e Viabilit	ry: Viable
the Open Space Strategy 2022. The assessment reflects this until the a Strategy (carbon capture). Develop and development high risk area on promoting the site for future development.	pplication is determined. Fur bable area calculation takes i site. The site has access to	thermore, the site is part on the account the mature tre	f the Urban Tr es on site. Slo	ee Planting ping topography
Planning and Sustainability Playing Pitch Strategy:		Belt Assessment:	nspace	
Economic Needs Assessment:	Low Zero C	Carbon Opportunitie Unsu	itable area	
Natural Environment	cal Nature Reserve ☐ Spe	onial Protection Area	Special Area	of Concernatio
	_ ·	ecial Protection Area	•	of Conservatio
SSSI: Ramsar site	Biodiversity Alert Site	Site of Biological Import	_	cient Woodland
Regional Important Geological Site		_		n Capture Site 🗹
Agricultural Land Classification U	rban Landscap	e Characte None - urban	area	
Heritage: Listed Bu	,	Listed: Scheo	duled Ancient I	Monument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogr	Coal Authority High Risk A	development have adverse	environmenta	
GP Health Centre: <800m		ont of Way Rural site Open Space: <400m College: >1600m Bus Stop: <400m	Post Office	e: <800m entre: <1600m ation: <1600m

Site Details Site address: Land off Coppice Road, 1	Talke (1) Deliverable site
SHELAA number: TK24	Developable site
Ward: Talka & Butt Lana	Estimated Potential Capacity: 47
Greenfield or brownfield Greenfield	Site Gross Capacity: 47
Land Owne Private Density applied (dp	Delivery Period 0 - 5: 0
Site use: Agricultural Developable Area Developable Area	(11) 147 0 11 0 11
	(Ha): 1.17 Call for Site: ✓ 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. The site proposes access to the site via Coppice Road. Coppice Road I lighting. The site has limited access to a range of services and	as limited stretches of public footpaths and street
	Belt Assessment: Moderate ee Strategy:
Economic Needs Assessment: Low Zero C	Carbon Opportunitie More constrained
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation C	ecial Protection Area
	Listed: Scheduled Ancient Monument ered Park/Garden
Physical Environment Surface Water Flood Risk: 1 is Do surrounding uses raise amenity concerns □ Could of	development have adverse environmental impact
	ont of Way ☐ Rural site outside development boundary ✔ Open Space: <400m

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): Site Gross Capacity: 729
Land Owne 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 Kidsgriove 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: 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 Kidsgrove 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 □ 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 □
AccessibilityConstrained Access: <a>✓Public Right of Way Rural site outside development boundary <a>✓GP Health Centre: <1600m

Site Details Site address: Land off Coppice Road, Talke (2)	Deliverable site
SHELAA number: TK27	Developable site
Ward: Talka & Butt Lana Estimat	ed Potential Capacity: 90
Greenfield or brownfield Greenfield	Site Gross Capacity: 90
Land Owne Private Density applied (dph): 40 Developable Area Applied: 80%	very Period 0 - 5: 0
Site use: Agricultural	6 - 10: 0
	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing de Merelake Road is single laned, and has no public footpaths or street lighting. The propose Coppice Road which has limited streches of public footpaths and street lighting. The site h of services and facilities. Development high risk areas on site.	d access to the site is via
Planning and Sustainability Green Belt ✓ Green Belt Assessment: Moderate Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area / more constrained
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Important Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Grade 3 / Urban Landscape Characte South Kidsgrown	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography □	
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Rural site of Public Right of Way GP Health Centre: <1600m Hospital: >1600m Open Space: <400m Primary School: <800m Secondary School: <1600m College: >1600m Covenience Store >1600m Supermarket: >1600m Bus Stop: <400m	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Land at the end of Oak Tree Lane, Talke Deliverable site
SHELAA number: TK29 Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 1.31 Estimated Potential Capacity: 44
Greenfield or brownfield Greenfield Density applied (dph): Site Gross Capacity: 44
Land Owne Unknown Developable Area Applied 85% Delivery Period 0 - 5: 0
Site use: Green space
Developable Area (Ha): 1.11 Call for Site: 11 - 15: 0
<u>Summary Comments</u> Housing Suitability: Unsuitable Employment Suitability: Unsuitable
Availability: Unavailable Achievability: Achievable Viability: Viable
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: Weak 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 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800mHospital:>1600mOpen Space:<400mPost Office:<800mPrimary School:<800mSecondary School:>1600mCollege:>1600mTown Centre:>1600mCovenience Store>1600mSupermarket:>1600mBus Stop:<400mTrain Station:>1600m

Site Details Site address:	Thomas Street (south), Ta	alke	Deliverable si	te 🗌
SHELAA number: TK3			Developable s	site 🗌
Ward: Talke & Butt Lane	Cross Site Area (H	a): 0.15 Estimat	i ted Potential C	apacity: 6
Greenfield or brownfield Greenfiel	Gross Site Area (Hadd) Density applied (dp	′	Site Gross C	apacity: 6
Land Owne NuLBC	Developable Area	′	,) - 5: 0
Site use: Open space / car park	Developable Area		~ ∵ □ ⊢	3 - 10: 0
		(11a). 0.14 Gail 1	or one.	11 - 15: 0
Summary Comments Housin	ng Suitability: Potentially su	itable Employment Su	iitability: Unsu	itable
Availability:	Unavailable	Achievability: Achievable	e Viability	/: Viable
The site is located within the Kidsgi Open Space Strategy 2022. The sit assessment reflects this until the arcar parking. The site is small, and pemployment development. The site high risk area on site.	te is subject to an undetermi oplication is determined. Par oredominantly surrounded by	ned Village Green Applicat t of the site appears to fun- y residential development v	ion (VGA). Ava ction as an info vhich makes it	nilability ormal area for unsuitable for
Planning and Sustainability Playing Pitch Strategy: Economic Needs Assessment:	Open Space	Belt Assessment: ce Strategy: Amenity Greer Carbon Opportunitie Unsu	nspace itable area	
	Biodiversity Alert Site Tree Preservation C	Site of Biological Importance Orde Heavily Woode De Characte None - urban	e ☐ Carbon	of Conservatio ient Woodland Capture Site
Heritage: Listed Buil Conservat	· ·	Listed: Schedered Park/Garden	duled Ancient N	fonument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse	environmental	
GP Health Centre: <1600m Primary School: <800m		Open Space: <400m College: >1600m Bus Stop: <400m	Post Office	entre: >1600m

Site Details SHELAA number: TK40 Site address: Site to the rear of Freepo	rt Retail Park, Pit Lane	Deliverable site
Ward: Talke & Butt Lane Greenfield or brownfield Brownfield Land Owne Unknown Site use: Yard / car park Gross Site Area (Hand Density applied (dp. Developable Area Area Poevelopable Area	h): 40 Deli	red Potential Capacity: 32 Site Gross Capacity: 32 sivery Period 0 - 5: 0 6 - 10: 0 or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable	Employment Su	itability: Suitable
Availability: Unavailable	Achievability: Achievable	Viability: Viable
employment and ancillary purposes (yard), and predominantly sunsuitable for residential development. Furthermore, Pin Lane i surrounding employment sites. The site has access to some se unknown. Development high risk areas on site.	is commonly used for vehic	les associated with the
Planning and Sustainability Green Belt ☐ Green	Belt Assessment:	
Playing Pitch Strategy: Open Space	ce Strategy:	
Economic Needs Assessment: Low Zero C	Carbon Opportunitie Less	constrained
SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preservation C Agricultural Land Classification Grade 3 and 4 Landscap	Site of Biological Importation Orde	e 🗌 Carbon Capture Site 🗌
	ered Park/Garden	uled Ancient Monument
Physical Environment Do surrounding uses raise amenity concerns ✓ Could of Air Quality Management Area ☐ Coal Authority High Risk A Mineshafts: ☐ Adverse topography ☐	development have adverse	environmental impact
-	Open Space: <400m College: >1600m Bus Stop: <400m	Post Office: <800m Town Centre: >1600m Train Station: >1600m

	and North of Peacock Hay	Road, Chatterley	Deliverable s	ite 🗌
SHELAA number: TK45	alley		Developable	site
Ward: Talke & Butt Lane	Gross Site Area (Ha):	Estimat	ed Potential C	Capacity: 165
Greenfield or brownfield Greenfield	Density applied (dph)		Site Gross C	Capacity: 165
Land Owne Private	Developable Area Ap	Del	,	0 - 5:
Site use: Agriculture	Developable Area (F		C:t 🗔	6 - 10: 0
	Bovolopable / lica (i	ia). III2	or cito. 🛂	11 - 15: 0
Summary Comments Housing	Suitability: Unsuitable	Employment Su	itability: Unsu	uitable
Availability: Av	/ailable	Achievability: Achievable	Viabilit	y: 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 Playing Pitch Strategy: Economic Needs Assessment: Good	Open Space	elt Assessment: Strong Strategy: Park and Gard rbon Opportunitie Unsu		less constrained
	odiversity Alert Site Tree Preservation Ord	ial Protection Area Site of Biological Importa de Heavily Woode Characte South Kidsgro	ance	of Conservatio cient Woodland n Capture Site armlands
Heritage: Listed Buildin Conservation		isted: Sched	luled Ancient I	Monument
Do surrounding uses raise amenity co	Coal Authority High Risk Are	velopment have adverse	environmenta	Flood Zone Il impact
Primary School: <1600m Sec		of Way Rural site of Pen Space: <400m College: >1600m Bus Stop: <1600m	Post Office	e: <1600m entre: >1600m ation: >1600m

Site Details Site address:	Jamage North, Reclamati	ion Land, Talke	Deliverable	site
SHELAA number: TK46			Developable	site 🗌
Ward: Talke & Butt Lane	Gross Site Area (H	a): 8.26 Estima	ted Potential	Capacity: 187
Greenfield or brownfield Greenfiel		<i>′</i>	Site Gross	Capacity: 187
Land Owne SCC		' De	livery Period	0 - 5: 0
Site use: Agriculture	Developable Area Developable Area		or Site: 🗸	6 - 10: 0
		(1 (1 la). 4.01 Call 1	or one. 🔻	11 - 15: 0
	ng Suitability: Unsuitable	Employment Su		uitable
Availability:	Available	Achievability: Acheivable	e Viabil	ity: Viable
development. Ancient woodland (Paheavily wooded. Developable area raise amenity concerns. Proposed a footpaths or street lighting. Public riand facilities. Development high ris	calculation takes this into ac access to the site is via Jam ight of away adjoins the wes	ecount. A500 adjoins the so page Road which is a single	outhern bound e laned track v	lary which could with no public
Planning and Sustainability		Belt Assessment: Strong		
Playing Pitch Strategy:	Open Space	ce Strategy:		
Economic Needs Assessment:	Low Zero (Carbon Opportunitie Unsu	itable area / r	nore constrained
	Biodiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Import Orde Heavily Wood De Characte South Kidsgro	ance □ Ar e 🗹 Carbo	of Conservatio ☐ cient Woodland ✓ on Capture Site ☐ Farmlands
Heritage: Listed Buil Conservat		r Listed: Schedered Park/Garden	duled Ancient	Monument
Physical Environment Do surrounding uses raise amenity Air Quality Management Area Mineshafts: Adverse topogra	Coal Authority High Risk A	development have adverse	environment	Flood Zone ☐ al impact ✔
GP Health Centre: <800m Primary School: <1600m		Open Space: <400m College: >1600m Bus Stop: <800m	Post Office	ce: <800m Centre: >1600m tation: >1600m

Site Details Site address: Land North of Talke Roundabout / Peakcock Hey Road, Chatterley Valley Ward: Talke & Butt Lane Gross Site Area (Ha): Greenfield or brownfield Greenfield Site Gross Capacity: 627
Greenfield or brownfield Greenfield Land Owne Private Site Gross Capacity: 627 Developable Area Applied: 80% Developable Area (Ha): 15.67 Call for Site: ✓ 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Suitability: Unsuitable Availability: Available Achievability: Achievable Viability: Viability:<
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: 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

Site Details Site address: Imperial Works, Coalpit Hill, Talke	Deliverable site
SHELAA number: TK5	Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 1.05 Estimat	ed Potential Capacity: 36
Greenfield or brownfield Brownfield Brownfield Brownfield Density applied (dph): 40	Site Gross Capacity: 36
Land Owne Private Developable Area Applied: 85%	ivery Period 0 - 5: 0
Site use: Industrial	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Suitable Employment Su	
Availability: Unavailable Achievability: Achievable	Viability: Viable
09/00599/EXTN). There has also been several applications for employment development withdrawn or refused. Previous information provided indicates the site is not being promote and will continue to be used for light industrial purposes. Availability assessment reflects that access to a range of services and facilities. Development high risk area on site.	ed for future development,
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Regional Important Geological Site ☐ Tree Preservation Orde ☐ Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban area	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: 1 in 30 years Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area ✓ Mineral Safeguard Mineshafts: □ Adverse topography □	
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: <1600m

Site Details Site address: Chester Road (1), Talke	Deliverable site
SHELAA number: TK7	Developable site
Ward: Talke & Butt Lane Gross Site Area (Ha): 0.15 Estimate	ted Potential Capacity: 3
Greenfield or brownfield Greenfield Greenfield Greenfield Gross Site Area (Ha): Density applied (dph): 40	Site Gross Capacity: 3
Land Owne Unknown Developable Area Applied: 95%	ivery Period 0 - 5: 0
Site use: Open space	6 - 10: 0 or Site: 11 - 15: 0
	or Site: 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
The site is located within the Kidsgrove urban area, and identified as low quality / low value Open Space Strategy 2022. The presence of mature trees on site makes it difficult to accodwellings. Estimated potential capacity takes this into account. The site is small, and surrodevelopment which makes it unsuitable for employment development. The site has access facilities. Land owner is currently unknown.	ommodate 5 or more ounded by residential
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsu	nspace itable area
Natural Environment Local Nature Reserve □ Special Protection Area □ SSSI: □ Ramsar site □ Biodiversity Alert Site □ Site of Biological Imports Regional Important Geological Site □ Tree Preservation Orde □ Heavily Woods	e 🗌 Carbon Capture Site 🗌
Agricultural Land Classification Urban Landscape Characte None - urbn a	rea
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	duled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of WayGP Health Centre:<800m	Post Office: <1600m Town Centre: <1600m Train Station: <1600m

Site Details Site address: Chester Road (2), T	Deliverable site		
SHELAA number: TK8	Developable site □		
Ward: Talke & Butt Lane Gross Site A	rea (Ha): 0.18 Estimated Potential Capacity: 5		
Greenfield or brownfield Greenfield Density appli	Site Gross Capacity: 5		
Land Owne Part Nul BC / Unknown	Area Applied: 95% Delivery Period 0 - 5: 0		
Site use: Onen space	0 - 10.		
	e Area (Ha): 0.12 Call for Site: 11 - 15: 0		
Summary Comments Housing Suitability: Potent	ally suitable 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 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.			
	Green Belt Assessment: n Space Strategy: Natural and Semi-Natural Greenspace		
	Zero Carbon Opportunitie Unsuitable area		
Low Low	2010 Garbon Opportunitie Grisditable area		
Natural Environment Local Nature Reserve SSSI: Ramsar site Biodiversity Alert Site Regional Important Geological Site Tree Preserve Agricultural Land Classification urban / Grade 4 Land			
	Locally Listed: Scheduled Ancient Monument Registered Park/Garden		
Physical Environment Surface Water Flood Ri Do surrounding uses raise amenity concerns □ Air Quality Management Area □ Coal Authority High Mineshafts: □ Adverse topography □	Could development have adverse environmental impact		
AccessibilityConstrained Access:PubGP Health Centre:<800m			

Site Details Site address: Land at Guernsey Drive, Seabridge	Deliverable site
SHELAA number: WL12	Developable site
Ward: Westlands Gross Site Area (Ha): 0.25 Estimat	ed Potential Capacity: 10
Greenfield or brownfield Greenfield Density applied (dph): 40	Site Gross Capacity: 10
Land Owne NuLBC Developable Area Applied: 95%	very Period 0 - 5: 0
Site use: Open space / play area	6 - 10: 0
	or Site: U 11 - 15: 0
<u>Summary Comments</u> Housing Suitability: Potentially suitable Employment Su	itability: Unsuitable
Availability: Unavailable Achievability: Achievable	Viability: Viable
Teenagers in the Open Space Strategy 2022. The site is predominantly surrounded by res makes it unsuitable for employment development. However, the site is not being promoted 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 C	hildren and Teenagers
	table area
250.00.00.00.00.00.00.00.00.00.00.00.00.0	
Natural Environment Local Nature Reserve ☐ Special Protection Area ☐ SSSI: ☐ Ramsar site ☐ Biodiversity Alert Site ☐ Site of Biological Importate Biological Importation Orde ☐ Heavily Woode Heavily Woode Given Biological Importation Orde ☐ Agricultural Land Classification Urban Landscape Characte None - urban and analysis	e Carbon Capture Site
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
AccessibilityConstrained Access:Public Right of WayRural site of Rural School:GP Health Centre:<1600m	Post Office: >1600m Town Centre: >1600m Train Station: >1600m

Site Details Site address: Langdale Road, Clayton	Deliverable site
SHELAA number: WL13	Developable site
Ward: Westlands Estimat	ed Potential Capacity: 8
Greenfield or brownfield Mixed	Site Gross Capacity: 8
Land Owne Aspire Housing Deli	ivery Period 0 - 5: 0
Site use: Garages / green space Developable Area Applied: 95% Developable Area (Ha): 0.21 Call for	6 - 10: 0
Developable Area (11a). U.21	or Site: 🗹 11 - 15: 0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
The site is located within the Newcastle urban area, and promoted for housing developme high quality / low value Amenity Greenspace in the Open Space Strategy 2022. Access off improvement due to its narrow character. The site is small, and surrounded by residential unsuitable for employment development. The site has access to some services and facilities.	Landgale Road requires development which makes it
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Low Zero Carbon Opportunitie Unsuit	nspace itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e 🗌 Carbon Capture Site 🗌
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	environmental impact
Accessibility Constrained Access: ✓ Public Right of Way Rural site of Rural Site of Rural Site of Public Right of Way Rural Site of Rur	Post Office: <1600m Town Centre: >1600m Train Station: >1600m

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 Greenfield Greenfield Density applied (dph): Gross Site Area (Ha). J.09 Site Gross Capacity: 118
Land Owne NuLBC Delivery Period 0 - 5: 0
Site use: Open space
Developable Area (Ha): 2.95 Call for Site: 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
assessment reflects this until the application is determined. The site has access to a rangre 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 Mineshafts: Adverse topography
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<800m

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): Gross Site Area (Ha). Density applied (dph): 7
Land Owne NuLBC Developable Area Applied: 85% Delivery Period 0 - 5: 0
Site use: Open space
Developable Area (Ha): 0.18 Call for Site: 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 calaculation 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 □ 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
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<1600m

Site Details Site address: Playground St Edmunds Avenue	Deliverable site
SHELAA number: WS1	Developable site
Ward: Wolstanton Gross Site Area (Ha): 0.25 Estimat	ed Potential Capacity: 12
Greenfield or brownfield Greenfield Gross Site Area (Ha): Density applied (dph): 50	Site Gross Capacity: 12
Land Owne NuLBC Developable Area Applied: 95%	ivery Period 0 - 5: 0
Site use: Open space	6 - 10: 0
	or Site:11 - 15:0
Summary Comments Housing Suitability: Unsuitable Employment Su	itability: Unsuitable
Availability: Available Achievability: Achievable	Viability: Viable
Open Space Strategy 2022. An application was refused for the erection of 8 dwellings (Rethe site's importance for local amenity and character. Estimated potential capacity is based methodology. Furthermore, the site is part of the Urban Tree Planting Strategy. The site has services and facilities. Public right of way adjoins the eastern and western boundary of the	d on the SHELAA as access to a range of
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Amenity Green Belt Assessment: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	nspace itable area
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Important Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban agricultural Land Classification	e 🗌 Carbon Capture Site 🗸
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns □ Could development have adverse Air Quality Management Area □ Coal Authority High Risk Area □ Mineral Safeguard Mineshafts: □ Adverse topography □	_
Accessibility Constrained Access: □ Public Right of Way Rural site of Way GP Health Centre: <400m	Post Office: <800m Town Centre: <1600m Train Station: >1600m

•					
Site Details Site address: La	and at Wolstanton (Cent	tre 500), Newcastle	Deliverable si	te 🗌	
SHELAA number: WS2			Developable s	site 🗌	
Ward: Wolstanton	Gross Site Area (H	a): 3.26 Estima	ted Potential Ca	apacity: 131	
Greenfield or brownfield Brownfield Site Gross Capacity: 131					
Land Owne SoTCC	Density applied (dp	′	ivery Period C	0 - 5:	
Site use: Coal depot	Developable Area A Developable Area		~·· — –	5 - 10: 0	
	Developable Allea	(11a). 2.01 Call 1	or one1	1 - 15: 0	
<u>.</u>	Suitability: Unsuitable	Employment Su	<u> </u>	table	
Availability: Unavailable Achievability: Achieva		Achievability: Achievable	ole Viability: Viable		
'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.					
		Belt Assessment:			
Playing Pitch Strategy:	Open Spac	e Strategy:			
Economic Needs Assessment: Poor	Low Zero C	Carbon Opportunitie Unsu	itable area		
	odiversity Alert Site Tree Preservation C	ecial Protection Area Site of Biological Imported Orde Heavily Woode e Characte None - urban	e □ Carbon	f Conservatio ent Woodland Capture Site	
Heritage: Listed Buildin Conservation	-	Listed: Schedered Park/Garden	duled Ancient M	Ionument	
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					
Primary School: <800m Sec		ont of Way Rural site of Way Rural site of Way Copen Space: <400m College: >1600m Bus Stop: <400m	Post Office Town Ce	entre: <1600m	

Site Details Site address: Land at Morris Square, Wolstanton Deliverable site					
SHELAA number: WS5 Developable site					
Ward: Welstanton Estimated Potential Canacity: 12					
Greenfield or brownfield Brownfield Gross Site Area (Ha): U.24 Site Gross Capacity: 12					
Land Owne Unknown Density applied (dpn): Delivery Period 0 - 5: 0					
Site use: Loading / service yard Developable Area Applied: 95% Developable Area (Ha): 0.23 Call for Site: 11 - 15: 0					
Developable Area (Ha): 0.23 Call for Site: 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 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 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 ☐ 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 ☐					
AccessibilityConstrained Access:Public Right of WayRural site outside development boundaryGP Health Centre:<400mHospital:>1600mOpen Space:<400mPost Office:<400mPrimary School:<400mSecondary School:<800mCollege:>1600mTown Centre:>1600mCovenience Store>1600mSupermarket:<400mBus Stop:<400mTrain Station:>1600m					

Site Details Site address: Land at Highfield Avenue, Wolstanton	Deliverable site			
SHELAA number: WS8	Developable site			
Ward: May Bank Cross Site Area (Ho): 10.22 Estimat	ed Potential Capacity: 8			
Greenfield or brownfield Greenfield Greenfield or brownfield Greenfield Site Gross Capacity: 8				
Land Owne Unknown Density applied (dph): 50 Developable Area Applied: 95% Delivery Period 0 - 5: 0				
Site use: Green space	6 - 10: 0			
	or Site: 0			
Summary Comments Housing Suitability: Potentially suitable Employment Su	itability: Unsuitable			
Availability: Unavailable Achievability: Achievable	Viability: Viable			
The site is located within the Newcastle urban area, and appears to function as an informat connected to a larger neighbouring open space site identified as low quality / low value Na Greenspace. Access onto the site via Clifton Street is not idea because it is on a bend. Accould provide an alternative solution, but improvements would still be required. Estimated account the mature trees on site. The site is predominantly surrounded by residential development access to some services and facilities unknown.	tural and Semi-Natural cess via Highfield Grange potential capacity takes into elopment which makes it			
Planning and Sustainability Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie Unsuit	itable area			
Natural Environment Local Nature Reserve Special Protection Area SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importate Regional Important Geological Site Tree Preservation Orde Heavily Woode Agricultural Land Classification Urban Landscape Characte None - urban and	e 🗌 Carbon Capture Site 🗌			
Heritage: Listed Building □ Locally Listed: □ Sched Conservation Are □ Registered Park/Garden □	uled Ancient Monument			
Physical Environment Surface Water Flood Risk: None Flood Do surrounding uses raise amenity concerns Could development have adverse Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Mineshafts: Adverse topography				
AccessibilityConstrained Access:Public Right of WayRural site of Rural	Post Office: <1600m Town Centre: >1600m Train Station: >1600m			