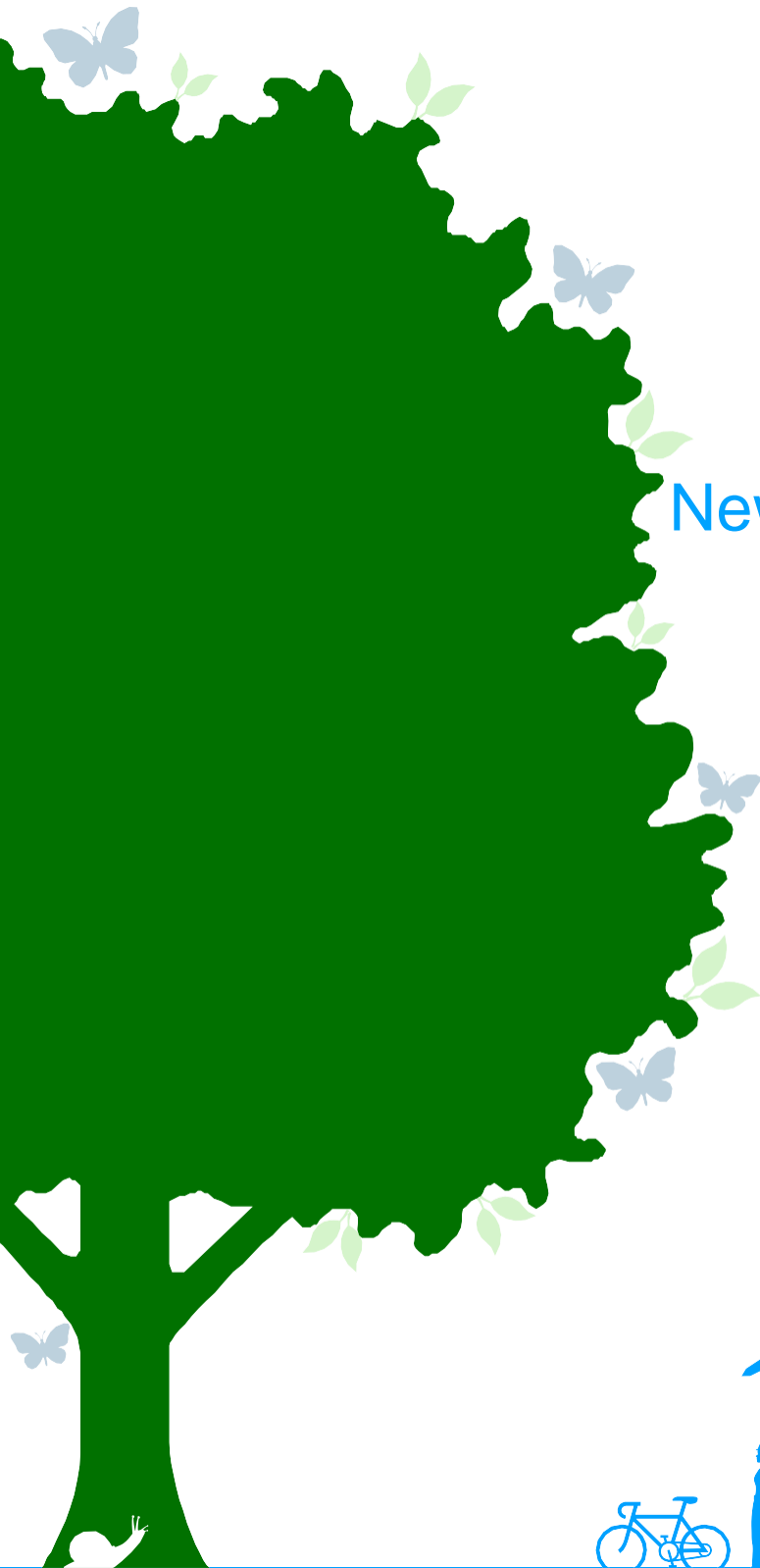




Newcastle-Under-Lyme Local Plan 2020-2040



First Draft Local Plan Site Selection Report

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1. Introduction

- 1.1. This report sets out the site selection process which has been applied to identify sites for development in the Newcastle-under-Lyme Borough Council First Draft Local Plan.
- 1.2. The report explains how sites have been identified to meet the development requirements set out in the Local Plan.
- 1.3. The outcomes have been informed by the Sustainability Appraisal and Habitats Regulations Assessment work on an ongoing basis.
- 1.4. This report should also be read alongside the Strategic Employment Site Assessment Report (Aspinall Verdi, 2023) and Urban Capacity and Town Centre Regeneration Study (Aspinall Verdi / Turley's, 2023) which has been undertaken on behalf of the Council.

2. Site Selection Methodology

2.1. The site selection process comprises several stages. There may be instances where sites have had to move between stages on an iterative basis. The stages are: -

Stage 1: establish a pool of sites to consider through the Strategic Housing and Economic Land Availability Assessment (SHELAA)

Stage 2: First site sift using the list of SHELAA to generate a list of sites for further consideration through the process

Stage 3: Decision point, to determine if there is there a need to continue with site selection process based on alignment with the distribution of development and relationship to the settlement hierarchy of centres.

Stage 4: Site Assessment using SA (Sustainability Appraisal), HRA (Habitats Regulations Assessment) and appropriate evidence

Stage 5: Evaluation and initial recommendations - have enough non-Green Belt sites been identified in the centre to meet the distribution of development. If development needs have not been met through: -

- Allocation of non-greenbelt sites
- Discussions with neighbouring authorities to meet the Borough's need
- There are exceptional circumstances

Then consider Green Belt sites for allocation

Stage 6: Public consultation and input from statutory consultees

Stage 7: Final site selection

2.2. Further detail on the process undertaken is included below: -

Stage 1: Establish a Pool of Sites (SHELAA)

2.3. A pool of sites has been identified using the SHELAA. This is an assessment of land availability and identifies a future supply of land which is suitable, available, and achievable for housing and economic development uses over the plan period. It is a database of sites containing detailed information about the sites, maps of the site boundaries and an estimate of the development potential. It holds records of every potential development site known to the Council within the Borough of Newcastle-under-Lyme.

2.4. It is important to emphasise that a SHELAA is theoretical. Identification of a site in a land availability assessment has no status in planning terms – it is not a site allocation in the development plan, nor does it provide any planning permission. The point is to identify the possible every potential development site in the Borough to show what land could be developed. From that database sites can then be selected for allocation in a Local Plan, allocation in a Neighbourhood Plan, or the landowner can choose to apply for planning permission without any guarantee of success.

2.5. The Borough Council has held a Strategic Housing Land Availability Assessment (SHLAA) for many years. In 2019, the government broadened the scope of the Land

Availability Assessments to set out that they should record both the potential for housing and employment land. The Council has published the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 and a detailed methodology which accompanies the study.

2.6. The site size threshold is 5 dwellings or 0.25 hectares in size and inputs into the SHELAA include: -

- An audit of sites in the SHELAA database (ongoing)
- Review of responses to the Issues and Strategic Options consultation
- Review of employment need assessment
- Officer identification of sites
- Brownfield land register
- Brownfield call for sites (October – November 2022)

Stage 2: First Site Sift

2.7. The aim of this stage is to use the SHELAA to generate a pool of sites for further consideration through the process.

2.8. This stage has involved taking sites from the SHELAA and undertaking a site sift for sites. Sites have been 'sifted' out of the site selection process if they are: -

- Not available and/or not being actively promoted
- Have planning permission as at 31.03.2022
- Are in use (unless clear indication that use will cease)
- Contain showstoppers – Contain Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar sites, Site of special scientific interest (SSSI) or are in a Functional Floodplain (3b)

Stage 3 Decision point

2.9. This stage took account of the up-to-date employment and housing land supply information as at the 31/03/2022 alongside the distribution to development to determine whether the site selection process was to continue. The assessment at this stage took account of the spatial distribution by tier in the settlement hierarchy.

2.10. If it was determined that a settlement in the hierarchy had met its indicative development requirement, then there was no need to progress the site selection work any further.

Stage 4: Site assessment

2.11. Sites generated from the stage 2 site sift (informed by the SHELAA) were assessed through the SA, HRA and other appropriate evidence. This built on the initial conclusions of the SHELAA and considered the suitability, achievability, and availability of sites. This included commentary for sites that picked up significant factors. There is no weighting of information in the assessment which has looked at the characteristics and constraints of sites, as appropriate.

2.12. Information collated through the site selection process has been prepared as evidence in the Local Plan. It is appreciated that, at planning application stage, more

detailed work will take place. The evidence gathered at this stage for the Local Plan will inform the identification of suitable site options and Policy wording that will inform preferred sites proposed to be allocated through the Local Plan.

- 2.13. The sites considered at stage 4 of the site selection process were considered as reasonable alternatives which were the subject of the Sustainability Appraisal and Habitats Regulations Assessment. It is recognised in the case of Green Belt sites; the sites would only be considered once there were exceptional circumstances to consider the release of sites.

Stage 5: Evaluation and initial recommendations

- 2.14. This stage evaluated the site selection process and considered the initial outcomes using professional planning judgement as to where additional information may be required. If there were sufficient suitable non-Green Belt sites to meet the indicative development figure of a settlement tier, then the work progressed to stage 6.
- 2.15. If, however, there were insufficient non-Green Belt sites identified to achieve the remaining indicative development figure of a settlement tier then further work would be undertaken on Green Belt options.
- 2.16. Initial recommendations were made as to which sites were considered most suitable at this stage for inclusion as preferred / non-preferred sites in the Local Plan, using an iterative approach of non-Green Belt, and then Green Belt sites if needed. This process enabled the overall performance of each site, in relation to the information gathered in previous stages, to be considered. This stage involved the use of professional planning judgement when considering all the information that was gathered in relation to the sites, and the process of site selection.

Stage 6: Public consultation and input from statutory consultees

- 2.17. The First Draft Local Plan sets out an initial position on preferred / non preferred sites informed by the site selection process. It is recognised that views and technical information will be collected during this stage. This will allow the Council the opportunity to refine its final site selection process.

Stage 7: Final site selection

- 2.18. This is the final stage of the site selection process, and this will inform the Regulation 19 stage of the Local Plan.

Evidence Base

- 2.19. The site selection process has been informed by a raft of evidence-based documents, including: -
- Sustainability Appraisal
 - Habitats Regulations Assessment
 - Strategic Housing and Employment Land Availability Assessment
 - Landscape and Settlement Character Assessment work and Landscape work on sites

- Strategic Flood Risk Assessment
- Green Belt Assessment, parts 1, 2 & 3
- Climate Change Adaptation and Mitigation Report
- Infrastructure Delivery Plan
- Strategic Employment Sites Study
- Viability Study
- Open Space and Green Infrastructure Strategy
- Playing Pitch Strategy
- Nature Recovery Mapping Report

3. Implementation of the Site Selection Methodology

- 3.1. The following sections set out how the site selection methodology has been implemented to inform the First Draft of the Newcastle-under-Lyme Borough Local Plan.

Stage 1: Establish a Pool of sites (SHELAA)

- 3.2. 326 sites were considered in the SHELAA. The list of sites included are listed in Appendix 1.

Stage 2: First Site Sift

- 3.3. Approximately 191 sites were considered and discounted at this stage following a site sift. The outcomes of the site sift process are highlighted in Appendix 1 alongside the reasons why the sites were discounted during the site sift stage. The remaining sites were considered reasonable alternatives that could be considered through the Plan making process.

4. Overall Development Requirements

4.1. The housing monitoring position in the Borough was taken to be the 31 March 2022:-

Elements of housing supply	Figures
Local Plan Housing Requirement	7,160 (358 dwellings per annum)
Dwellings completed (2020-2022)	1,206
Dwellings with planning permission as of 31 March 2022	2,215
Total completions and commitments	3,421
Residual target for Local Plan Allocations	3,739

Table 1: Housing Supply Information

4.2. The Council has considered the approach to the distribution of development requirements, including considering several options through the Sustainability Appraisal. This has resulted in the following draft distribution of the housing requirement in the Borough: -

- The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 4,800 new homes
- The urban centre of Kidsgrove is expected to accommodate in the order of 900 new homes
- The rural centres are expected to accommodate development as shown below: -
 - Audley and Bignall End (joint): in the order of 250 new homes
 - Betley & Wrinehill (joint) and Madeley & Madeley Heath (joint): in the order of 200 new homes
 - Loggerheads: in the order of 500 new homes
 - Keele and Keele University (joint): in the order of 600 new homes

4.3. Existing commitments and completions in those area (for the period 2020 – 2022) will contribute towards meeting those indicative figures in each settlement.

4.4. For employment sites, the Council has taken opportunities to consider sites for employment development using an opportunity led approach to meet residual requirements. The Council has looked to secure its existing employment supply of circa 50 hectares (in appendix 2 of the First Draft Local Plan). The Housing and Economic Needs Assessment (Turley's, 2023) indicates an upper range of up to 69 hectares of employment land required to support the local economy.

5. Role of Green Belt

- 5.1. The site selection process has sought to identify as many potential sites as possible in the urban area. However, should there be a need to accommodate growth in the Green Belt, then the Council has looked to maximise density on sites, where possible, where this did not result in detriment to amenity, character, landscape, and historic environment. Any future site allocation would also be the subject of policies in the Local Plan, including those relating to housing density.
- 5.2. The Newcastle-under-Lyme and Kidsgrove Urban Capacity and Town Centre Regeneration Study (May 2023) has considered opportunities for residential development within the respective town centre boundaries. None of the sites identified in the study, at the current time, are considered as deliverable or developable.
- 5.3. The Council has also engaged with our neighbours, as demonstrated through our Duty-to-Co-operate Statement of Compliance, and asked whether they could accommodate some of the identified need for development. Despite best endeavours by all parties, this has not been possible. This engagement will continue as part of ongoing Duty-to-Co-operate discussions.
- 5.4. A separate paper has been produced in support of the First Draft Local Plan which as considered the position on Exceptional Circumstances in respect of changes to the Green Belt. Information on sites in relation to Green Belt considerations has also been informed by the Ove Arup Green Belt Assessment (Parts 1, 2 and 3).

6. Newcastle-under-Lyme (Strategic Centre)

Ward(s)	Bradwell, Clayton, Crackley and Red Street, Cross Heath, Holditch and Chesterton, Knutton, May Bank, Silverdale, Thistleberry, Town, Westbury Park and Northwood, Westlands and Wolstanton
Target (dwellings)	In the order of 4,800 (shared across 13 wards)
Commitments and Completions	2,231
Indicative residual target	2,569 (shared across 13 wards)
Neighbourhood Plan allocations	N/A
Table 2: Newcastle-under-Lyme Summary Position	

Stage 3: Decision point for Newcastle-under-Lyme

6.1. Table 2 highlights that commitments and completions are insufficient to meet the indicative development requirements for Newcastle-under-Lyme as a strategic centre. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

6.2. The sites considered in Newcastle-under-Lyme and respective wards, following the stage 2 site sift, are listed in table 3 below: -

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
CH13	0.59	Castletown Grange, Douglas Road, Cross Heath	Housing	Non-Green Belt
CH14	0.69	Maryhill Day Centre, Wilmott Drive, Cross Heath	Housing	Non-Green Belt
CH3	3.80	Land at Hoon Avenue, Newcastle	Housing	Non-Green Belt
CL6	0.48	Stafford Crescent (garage site)	Housing	Non-Green Belt
CL8	2.06	Land East of Cambridge Drive (2), Clayton	Housing	Green Belt
CT1	32.04	Land at Red Street and High Carr Farm, Chesterton	Housing	Green Belt
CT10	4.16	Parkhouse Road West, Chesterton	Mixed Use	Non-Green Belt
CT20	8.88	Rowhurst Close, Chesterton	Employment	Non-Green Belt
CT25	8.27	Land off Audley Rd, Chesterton	Housing	Green Belt
KS11	0.57	Knutton Community Centre, High Street Knutton	Housing	Non-Green Belt
KS17	2.33	Knutton Recreation Centre, Knutton Lane	Housing	Non-Green Belt

KS18	0.12	Land North of Lower Milehouse Lane, Knutton	Housing	Non-Green Belt
KS19	0.08	Knutton Lane	Housing	Non-Green Belt
KS3	3.76	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Housing	Non-Green Belt
MB12	0.11	Stoneyfields Court, May Bank	Housing	Non-Green Belt
MB13	0.23	Hyacinth Court, May Bank	Housing	Non-Green Belt
MB15	0.11	The Hollies, May Bank	Housing	Non-Green Belt
SB12	1.79	Land adj to Clayton Lodge Hotel	Housing	Non-Green Belt
SP11	75.74	Former Keele Municipal Golf Course	Housing	Green Belt
SP12	2.01	Site off Glenwood Close, Silverdale	Housing	Green Belt
SP14	10.68	Site at Gallowtree Roundabout, Silverdale	Housing	Green Belt
SP2	0.26	Cheddar Drive, Silverdale	Housing	Non-Green Belt
SP22	0.70	Former playground off Ash Grove, Silverdale	Housing	Non-Green Belt
SP23	5.19	Land at Cemetery Road / Park Lane	Housing	Green Belt
TB6	0.34	Former Pool Dam Pub Site, Orme Road	Housing	Non-Green Belt
TB19	45.44	Land south of Newcastle Golf Club, Whitmore Road	Mixed Use	Green Belt
TB23	4.36	Land West of Galingale View, Thistleberry	Housing	Non-Green Belt
TB24	2.16	Land north of Butt's Walk, Gallowtree Roundabout	Housing	Green Belt
TC22	0.35	Marsh Parade, Newcastle (former Zanzibar night club)	Mixed Use	Non-Green Belt
TC40	0.20	Car Park, Blackfriars Road, Newcastle	Housing	Non-Green Belt
TC45	0.30	York Place, Newcastle Town Centre	Employment	Non-Green Belt
TC7	1.92	Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle	Mixed Use	Non-Green Belt
Table 3: NUL Site Sift Outcomes				

6.3. Of the 'pool' of sites considered in Newcastle-under-Lyme as set out in table 3 (above), a number are not in the Green Belt. The full assessment of the sites is included in Appendix 2, but a summary of the site assessment and conclusion for the sites not in Green Belt is presented below: -

Site Reference	Site Location	Commentary
CH13	Castletown Grange, Douglas Road, Cross Heath	The site is considered a preferred site in the Local Plan as it will result in the appropriate redevelopment of the brownfield site. Redevelopment of the site would result in the loss of 7 dwellings.
CH14	Maryhill Day Centre, Wilmott Drive, Cross Heath	The site is considered a preferred site in the Local Plan, for around 30 dwellings, as it is a brownfield site that will contribute towards development requirements in the Borough.
CH3	Land at Hoon Avenue, Newcastle	The site is currently non preferred as it is a greenfield site. It would result in the loss of open space identified in the Open Space Strategy. It may also have impacts on local ecology and landscape.
CL6	Stafford Crescent (garage site)	The site is not currently preferred as it is irregular in shape and access to the site is constrained
CT10	Parkhouse Road West, Chesterton	The site is currently non preferred due to impacts on amenity greenspace and the economic needs assessment grading the site as poor for employment development.
CT20	Rowhurst Close, Chesterton	The site is a preferred site in the Local Plan for employment uses as the economic needs assessment suggests that the site is suitable for employment uses. It is proposed to be allocated for employment uses.
KS11	Knutton Community Centre, High Street Knutton	The site is a preferred site in the Local Plan, for around 9 dwellings, and contributes to the development requirements of the Borough.
KS17	Knutton Recreation Centre, Knutton Lane	The site is a preferred site in the Local Plan, for around 55 dwellings, and contributes to the development requirements of the Borough.
KS18	Land North of Lower Milehouse Lane, Knutton	The site is a preferred site in the Local Plan, for around 10 dwellings, and contributes to the development requirements of the Borough.
KS19	Knutton Lane	The site is a preferred site in the Local Plan, for around 5 dwellings, and contributes to the development requirements of the Borough.

KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	The site is a preferred site in the Local Plan, for around 150 dwellings, and contributes to the development requirements of the Borough.
MB12	Stoneyfields Court, May Bank	The site is currently a non-preferred site in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety
MB13	Hyacinth Court, May Bank	The site is currently a non-preferred site in the Plan. It is currently a garage site and removing the garage may reduce car parking provision in the area. There may be some amenity concerns with the impacts on adjacent properties. The site is near the Brampton Conservation Area
MB15	The Hollies, May Bank	The site is currently a non-preferred site in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety.
SB12	Land adj to Clayton Lodge Hotel	The site is considered a preferred site in the Local Plan, for around 60 dwellings, as it will contribute to the development requirements of the Borough
SP2	Cheddar Drive, Silverdale	The site is currently a preferred site, for around 8 dwellings, as it will contribute to the development requirements of the Borough. The site has previously had planning approval for residential development accepting the principle of residential development on the site.
SP22	Former playground off Ash Grove, Silverdale	The site is currently a preferred site, for around 36 dwellings, as it will contribute to the development requirements of the Borough as a brownfield site.
TB6	Former Pool Dam Pub Site, Orme Road	The site is currently a preferred site in the Local Plan, for around 13 dwellings as it can contribute to the overall development requirements in the Borough as a brownfield site
TB23	Land West of Galingale View, Thistleberry	The site is currently a preferred site in the Local Plan, for around 124 dwellings as it can contribute to the overall development requirements in the Borough
TC22	Marsh Parade, Newcastle (former Zanzibar night club)	The site is currently a preferred site in the Local Plan, for around 70 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities

TC40	Car Park, Blackfriars Road, Newcastle	The site is currently a preferred site in the Local Plan, for around 10 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities
TC45	York Place, Newcastle Town Centre	The site is currently a preferred site in the Local Plan for employment / commercial purposes.
TC7	Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle	The site is currently a preferred site in the Local Plan, for a mix of uses including around 75 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities
Table 4: Non-Green Belt Sites in NUL		

6.4. Taking account of the sites proposed to be allocated in the table 4 above (approx.643 dwellings) alongside commitments and completions in Newcastle-under-Lyme of 2,231, there is a still a need to consider Green Belt sites to meet the indicate development requirements in the strategic centre.

6.5. In line with Paragraph 142 of the National Planning Policy Framework (NPPF), the site selection process has looked to identify sites which have been previously developed (brownfield) sites and / or sites well served by public transport in the first instance.

6.6. Of the site options considered through this report, there are no previously developed sites in the Green Belt around the strategic centre of Newcastle-under-Lyme.

6.7. In terms of sites well served by public transport and looking at accessibility to public transport. The nearest Railway station is located at Kidsgrove. None of the sites are within 800 metres of the Railway Station. Looking at Green Belt sites within 400 metres of the bus stop and by contribution to Green Belt leads to the following list of sites: -

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
SP14	10.68	Site at Gallowtree Roundabout, Silverdale	Weak
TB24	2.16	Land north of Butt's Walk, Gallowtree Roundabout	Weak
CT1	32.04	Land at Red Street and High Carr Farm, Chesterton	Weak
TB19	45.44	Land south of Newcastle Golf Club, Whitmore Road	Moderate
SP11	75.74	Former Keele Municipal Golf Course	Moderate
CL8	2.06	Land East of Cambridge Drive, Clayton	Strong

CT25	8.27	Land off Audley Rd, Chesterton	Strong
Table 5: Contribution to Green Belt Purposes of Sites in NUL			

6.8. Looking at the potential sites, that make a weak contribution to Green Belt purposes:

Site Reference	Site Location	Commentary
SP14	Site at Gallowtree Roundabout, Silverdale	The site is not currently a preferred site. Steep topography prohibits development
TB24	Land north of Butt's Walk, Gallowtree Roundabout	The site is not currently a preferred site. Steep topography prohibits development and proximity to roundabout presents access constraints.
CT1	Land at Red Street and High Carr Farm, Chesterton	The site is a preferred site in the Local Plan, for around 750 dwellings, as it has the potential to contribute towards development requirements in the Borough subject to an appropriate buffer being provided between the site and the Green Belt. This site has also been considered in the Green Belt Part 2 Assessment.

Table 6: Site Assessment for NUL GB Sites (Weak Contribution)

6.9. Taking account of the sites proposed to be allocated in the table above (around 750 dwellings), alongside sites not in the Green Belt (approx. 643 dwellings) alongside commitments and completions of 2,231 leads to a total of 3,624 dwellings. There is therefore a still a need to consider Green Belt sites to meet the indicate development requirements in Newcastle-under-Lyme

6.10. Appendix 2 contains the full site assessment but looking at the potential sites that make a moderate contribution to Green Belt purposes: -

Site Reference	Site Location	Commentary
TB19	Land south of Newcastle Golf Club, Whitmore Road	The site is currently a preferred site in the Local Plan, for around 550 dwellings, as it can contribute to the overall development requirements in the Borough subject to creating a defensible boundary with the Green Belt. This site has also been considered in the Green Belt Part 2 Assessment.
SP11	Former Keele Municipal Golf Course	The site is currently a preferred site in the Local Plan, for around 900 dwellings, as it can contribute to the overall development requirements in the Borough subject to the creation of a suitable boundary with the Green Belt. This site has also been considered in the Green Belt Part 2 Assessment.

Table 7: Site Assessment for NUL GB Sites (Moderate Contribution)

6.11. Taking account of the sites proposed to be allocated in the table above (around 1,450 dwellings) leads to the overall development requirements being met. The proposed allocation of site SP11 has implications for the consideration of sites, SP12 & SP23. These are sites enveloped by or directly adjacent to site SP11. Therefore, the suitability of these sites has also been considered as follows: -

Site Reference	Site Location	Commentary
SP12	Site off Glenwood Close, Silverdale	The site is currently a preferred site in the Local Plan, for around 70 dwellings, as it can contribute to the overall development requirements in the Borough subject to the creation of a suitable boundary with the Green Belt and should be considered alongside SP11
SP23	Land at Cemetery Road / Park Lane	The site is currently a preferred site in the Local Plan, for around 200 dwellings as it can contribute to the overall development requirements in the Borough subject to the creation of a suitable boundary with the Green Belt and be considered alongside SP11 and SP12

Table 8: Site Assessments for NUL GB sites around SP11

6.12. The Council has also reflected on the outcomes of the Ove Arup Part 2 Green Belt Assessment in respect of the approach to site SP11 alongside all other Green Belt sites, as appropriate.

6.13. For completeness, there were other sites considered in Newcastle-under-Lyme in the Green Belt, and the outcomes of the site selection process is presented in Table 9 below:

Site Reference	Site Location	Commentary
CL8	Land East of Cambridge Drive, Clayton	The site is currently non preferred as access into the site is constrained
CT25	Land off Audley Rd, Chesterton	The site is currently non preferred as the site is located away from existing settlement and in Green Belt therefore could contribute to urban sprawl, poor access to services and facilities

Table 9: Site Assessments for NUL GB Sites (Strong Contribution)

7. Kidsgrove (Urban Centre)

Ward(s)	Kidsgrove and Ravenscliffe, Newchapel and Mow Cop, Talke and Butt Lane
Target (dwellings)	In the order of 900 (shared across 3 wards)
Commitments and Completions	127
Indicative residual target	773 (shared across 3 wards)
Neighbourhood Plan allocations	N/A
Table 10: Kidsgrove Summary Position	

Stage 3: Decision point for Kidsgrove

7.1. Table 10 highlights that commitments and completions are insufficient to meet the indicative development requirements for Kidsgrove as an urban centre. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

7.2. The sites considered in Kidsgrove and respective wards, following the stage 2 site sift, are listed in table 11 below: -

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
BL18	13.45	Clough Hall Fields	Housing	Green Belt
BL24	0.27	Land adj 31 Banbury Street	Housing	Non-Green Belt
BL3	9.28	Land at Slacken Lane	Housing	Part of site in the Green Belt
BL32	0.85	Land at Congleton Road, Butt Lane	Mixed Use	Non-Green Belt
BL8	1.42	Land adj to roundabout at West Avenue	Mixed Use	Non-Green Belt
KG26	0.13	Land at Bedford Road	Housing	Non-Green Belt
KG6	0.18	William Road	Housing	Non-Green Belt
NC13	3.19	Land West of Bullockhouse Road, Harriseahead	Housing	Green Belt
NC77	3.05	Bent Farm, Newchapel	Mixed use	Green Belt
NC78	5.03	Land South of Pennyfield Road	Housing	Green Belt
NC80	8.78	Land South of Mow Cop Road	Housing	Green Belt
NC81	6.15	Mellors Bank, Mow Cop Road	Housing	Green Belt
NC83	0.27	Blue Pot Farm, Alderhay Lane	Housing	Green Belt

RC4	0.64	Kinnersley Street	Housing	Non-Green Belt
RC8	0.37	Land at Liverpool Road (Part of Birchenwood)	Housing	Non-Green Belt
TK10	5.33	Land at Crown Bank	Housing	Green Belt
TK17	1.23	Land off St Martins Road	Housing	Green Belt
TK18	32.5	Jamage South, Land North of A500	Mixed use	Green Belt
TK24	1.38	Land off Coppice Road	Housing	Green Belt
TK25	22.8	Land south of Audley Road and West of Pitt Lane	Mixed Use	Green Belt
TK27	2.82	Land Off Coppice Road	Housing	Green Belt
TK30	66.3	Land off Talke Road and A500	Mixed use	Green Belt Site considered in the Strategic Employment Needs Assessment
TK45	6.64	Land north of Peacock Hay Road	Employment	Green Belt
TK46	8.26	Jamage North Reclamation Site	Housing	Green Belt
TK47	21.14	Land north of Peacock Hay Road	Employment	Green Belt
TK6	0.46	Site at Coalpit Hill, Talke	Housing	Non-Green Belt
Table 11: Kidsgrove Site Sift outcomes				

7.3. Of the 'pool' of sites considered in Kidsgrove, a number are not in the Green Belt. The full assessment of the sites is included in Appendix 2 but a summary of the conclusion for the sites not in Green Belt is presented below: -

Site Reference	Site Location	Commentary
BL24	Land adj 31 Banbury Street	The site is a preferred site, for around 10 dwellings in the Local Plan as it is a brownfield and vacant site which has previously had planning permission for residential development. The site is considered, in principle, suitable for residential development
BL3	Land at Slacken Lane	The site is currently not currently preferred as it is a greenfield site. There are also concerns over highways access into the site. There are also heritage, amenity, topographical issues, and concerns regarding the loss of mature trees on site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts.

BL32	Land at Congleton Road, Butt Lane	The site is a preferred site in the Local Plan, for around 20 dwellings as it contributes to the development requirements of the Borough. It is expected that highways access is to be taken from Knowles View.
BL8	Land adj to roundabout at West Avenue	The site is a preferred site in the Local Plan, for around 40 dwellings as it contributes to the development requirements of the Borough. The site previously had planning permission for residential development and so the site is considered suitable for residential uses, in principle.
KG26	Land at Bedford Road	The site is not currently considered a preferred site due to impacts on amenity and harm to the character and appearance of the local area.
KG6	William Road	The site is a preferred site in the Local Plan, for around 6 dwellings and contributes to the development requirements of the Borough. The site is in the urban area within an existing residential setting.
RC4	Kinnersley Street	The site is not currently a preferred site in the Local Plan due to the impacts of mature trees and topography, reducing the developable area.
RC8	Land at Liverpool Road (Part of Birchenwood)	The site is considered a preferred site in the Local Plan, for around 6 dwellings as it will contribute to the development requirements of the Borough. The site is in the urban area and has previously received planning approval (now lapsed) for residential development so that the principle of residential development has been accepted on the site previously.
TK6	Site at Coalpit Hill, Talke	The site the site is considered a preferred site in the Local Plan, for around 10 dwellings, as it will contribute to the development requirements of the Borough. The site is in the urban area and in an existing residential setting. The Economic Needs Assessment indicated that the site was more suited to residential development.
Table 12: Non-Green Belt Sites in Kidsgrove		

7.4. Taking account of the sites proposed to be allocated in the table above (approx. 92 dwellings), there is a need to consider Green Belt sites to meet the indicate development requirements in Kidsgrove

7.5. In line with Paragraph 142 of the NPPF, the site selection process has looked to identify sites which have been previously developed (brownfield) sites and /or sites well served by public transport in the first instance.

7.6. There are no previously developed sites in the Green Belt in Kidsgrove

7.7. In terms of sites well served by public transport and looking at accessibility to public transport. The nearest Railway station is located at Kidsgrove. None of the sites are within 800 metres of the Railway Station. The full assessment of the sites is included in Appendix 2 but looking at Green Belt sites within 400 metres of the bus stop and by contribution to Green Belt leads to the following list of sites: -

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
TK17	1.24	Land off St Martins Road, Talke	Weak
BL18	13.45	Clough Hall Fields	Weak / Moderate
NC83	0.28	Blue Pot Farm, Alderhay Lane, Rookery	Moderate
TK24	1.38	Land off Coppice Road, Talke	Moderate
NC77	3.06	Bent Farm, Newchapel	Moderate
TK27	2.82	Land off Coppice Road, Talke	Moderate
NC13	3.20	Land west of Bullockhouse Road, Harriseahead	Moderate
TK18	32.51	Jamage South, Land North of A500	Moderate
TK10	5.33	Land at Crown Bank, Talke	Strong
NC81	6.15	Mellors Bank, Mow Cop Road, Mow Cop	Strong
NC80	8.78	Land south of Mow Cop Road, Mow Cop	Strong
NC78	5.03	Land south of Pennyfield Road, Newchapel	Strong

Table 13: Contribution to Green Belt Purposes of Sites in Kidsgrove

7.8. Looking at the potential sites, that make a weak contribution to Green Belt purposes:-

Site Reference	Site Location	Commentary
TK17	Land off St Martins Road, Talke	The site is considered a preferred site in the Local Plan, for around 40 dwellings, as it will contribute to the development requirements of Kidsgrove subject to a new boundary being created between the site and the Green Belt.
BL18	Clough Hall Fields	The site makes a weak / moderate contribution to Green Belt purposes. The site is considered a preferred site in the Local Plan as it will contribute to the development requirements in the Borough subject to a new boundary being created between the site and the Green Belt and appropriate fowl and surface water drainage and water management evidence. The allocation is proposed for around 285 dwellings.

Table 14: Site Assessment for Kidsgrove Green Belt Sites (Weak Contribution)

7.9. Taking account of commitments and completions (127 dwellings), sites outside of the Green Belt (92 dwellings) and sites that are within 400m of a bus stop and make a weak contribution to Green Belt purposes (325 dwellings) leads to a total of 544 dwellings compared to an overall indicative requirement in the order of 900 dwellings. The overall development requirements for Kidsgrove have not been met. Therefore, it is necessary to look at sites that make a 'moderate' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2 and the outcomes of this assessment are included below: -

Site Reference	Site Location	Commentary
NC83	Blue Pot Farm, Alderhay Lane, Rookery	The site is currently non preferred as it is in the Green Belt and disconnected from the urban area with poor access to a range of services.
TK24	Land off Coppice Road, Talke	The site is currently non preferred as it is a greenfield site that makes a moderate contribution to Green Belt purposes. There are also concerns regarding the loss of agricultural land and surface water flooding impacts. The site has limited access to a range of services and facilities.
NC77	Bent Farm, Newchapel	The site is considered a preferred site in the Local Plan as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt and appropriate fowl and surface water drainage and water management evidence. The allocation is proposed for around 80 dwellings.
TK27	Land off Coppice Road, Talke	The site is considered a preferred site in the Local Plan as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt. The allocation is proposed for around 90 dwellings.
NC13	Land west of Bullockhouse Road, Harriseahead	The site is considered a preferred site in the Local Plan as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt and appropriate fowl and surface water drainage and water management evidence. The allocation is proposed for around 100 dwellings.
TK18	Jamage South, Land North of A500	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. Ancient woodland, Local Nature Reserve, and a Site of Biological Importance (all part of Parrot's Drumble) adjoins most of the western boundary.

		The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
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Table 15: Site Assessment for Kidsgrove GB Sites (Moderate Contribution)

7.10. Considering the sites proposed to be allocated in Table 15 to the ongoing total of 544 dwellings leads to a total of 814 dwellings. The overall development requirements for Kidsgrove have not been met. Therefore, it is necessary to look at sites that make a 'strong' contribution to Green Belt purposes within 400 metres of a bus stop

Site Reference	Site Location	Commentary
TK10	Land at Crown Bank, Talke	The site is considered a preferred site in the Local Plan, for around 170 dwellings, as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt and appropriate consideration of the site's proximity to the Talke Conservation Area.
NC81	Mellors Bank, Mow Cop Road, Mow Cop	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. There are also concerns as to access arrangements into the site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
NC80	Land south of Mow Cop Road, Mow Cop	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site is of scale and part of the site was formerly used as a brickwork / landfill site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
NC78	Land south of Pennyfield Road, Newchapel	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. There are also access concerns into the site.

Table 16: Site Assessments for Kidsgrove GB sites (Strong Contribution)

7.11. As the Green Belt Assessment (Ove Arup) has concluded that the site TK10 makes a strong contribution to Green Belt purposes, it is necessary to look at the key questions set out in the Ove Arup Green Belt assessment:

TK10	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Purpose 1: Development would extend from Talke and would follow established field boundaries Purpose 2: Development of the site would not result in neighbouring towns merging Purpose 3 Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke Purpose 4: Development would be adjacent to the Conservation Boundary of Talke
Are there any cumulative impacts (due to release of adjacent sites)?	There are 4 Green Belt sites recommended in the Plan in Talke (BL18, TK27, TK10 and TK17). None of the sites are adjacent to or near this site. Collectively, the release of these sites would not exacerbate the impacts of his site.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site boundaries would follow field boundaries. If the site were taken forward, policy wording would need to be included to enhance the existing boundaries between the proposed site and the open countryside (Green Belt)
Conclusion	The site makes a strong contribution to Green Belt purposes. It would not represent unrestricted sprawl; it would not result in neighbouring towns margining. It taken forward, a new recognisable and permanent Green Belt boundary would need to be created and the site would need to be cognisant of the adjacent Conservation Area boundary.
Table 17: Site Assessment for TK10	

7.12. The identification of sites listed above alongside commitments and completions should ensure that indicative development requirements are met in Kidsgrove.

7.13. For completeness, there were other sites in the Green Belt considered in Kidsgrove, as follows:

Site Ref	Site Size	Site Location	Contribution to Green Belt Purposes
TK45	6.65	Land North of Peacock Hay Road, Chatterley Valley	Strong
TK46	8.26	Jamage North Reclamation Site, Talke	Strong
TK25	22.79	Land South of Audley Road and West of Pit Lane	Strong
TK47	21.14	Land North of Peacock Hay Road, Chatterley Valley	Strong
Table 18: Other GB sites considered in Kidsgrove			

7.14. The sites listed above were assessed and the outcomes of the site assessment are outlined below and in Appendix 2: -

Site Reference	Site Location	Commentary
TK45	Land North of Peacock Hay Road, Chatterley Valley	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site has poor access to a range of services and facilities. Part of the site is identified in the Open Space Strategy and there are potential site-specific issues including the presence of overhead power lines etc.
TK46	Jamage North Reclamation Site, Talke	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. Part of the site is wooded and there are also access concerns and amenity issues given the sites proximity to the A500. There may also be site specific contamination issues.
TK25	Land South of Audley Road and West of Pit Lane	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. A site of biological importance, local nature reserve and ancient woodland (Parrot's Drumble) adjoins the south western boundary. The site has poor access to a range of services and facilities. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
TK47	Land North of Peacock Hay Road, Chatterley Valley	The site is currently non preferred as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site is adjacent to ancient woodland and a site of biological importance. The site has poor access to a range of services and facilities
Table 19: Outcomes of site assessments for the remaining Kidsgrove sites		

8. Audley (Rural Centre)

Ward(s)	Audley
Target (dwellings)	250
Commitments and Completions	48
Indicative residual target	202
Neighbourhood Plan allocations	N/A
Table 20: Audley Summary Position	

Stage 3: Decision point for Audley

8.1. Table 20 highlights that commitments and completions are insufficient to meet the indicative development requirements for Audley as a rural centre. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

8.2. The sites considered in Audley, following the stage 2 site sift, are listed below: -

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
AB12	6.35	Land East of Diglake Street, Bignall End	Housing	Green Belt
AB15	1.55	Land North of Vernon Avenue, Audley	Housing	Green Belt
AB2	69.91	Land adjoining corner of A500 and M6 southbound	Employment	Green Belt. Site considered in the Strategic Employment Needs Assessment
AB22	15.18	Wall Farm, Audley	Housing	Green Belt
AB27	0.29	Land South of Apedale Road, Wood Lane	Housing	Non-Green Belt
AB30	17.96	Land between Bignall End and Boon Hill, Audley	Housing	Green Belt
AB32	0.98	Land Nursery Gardens, Audley	Housing	Green Belt
AB33	2.74	Land off Nantwich Road / Park Lane (1) Audley	Housing	Green Belt
AB34	11.13	Land off Nantwich Road / Park Lane (2) Audley	Housing	Green Belt
AB37	13.04	Land East of Alsager Road (1), Audley	Housing	Green Belt
AB4	5.06	Land off Alsager Road, North of Audley	Housing	Green Belt
AB72	4.12	Land East of Wereton Road, Audley	Housing	Green Belt
AB73	0.50	Land West of Wereton Road, Audley	Housing	Green Belt
AB75	5.66	Land west of Bignall End Road	Housing	Green Belt
AB77	27.03	Corner House Farm, Alsager Road, Audley	Housing	Green Belt
AB78	3.52	Land North of Cross Lane, Audley	Housing	Green Belt

AB79	18.66	Land South of Cross Lane, Audley	Housing	Green Belt
AB80	0.79	Paddocks off Wereton Road, Audley	Housing	Green Belt
HD26	1.78	Land South of Shralebrook Road, Halmerend	Housing	Green Belt
HM10	2.15	Land off Victoria Avenue, Miles Green	Housing	Green Belt
HM15	0.26	Land south of Leycett Road, Scot Hay	Housing	Green Belt
HM22	1.66	Land adj Holly House, Crackley Lane, Scot Hay	Housing	Green Belt
HM66	2.25	Land South of Hougher Wall Road, Audley	Housing	Green Belt
HM8	5.25	Land West of Heathcote Road, Miles Green	Housing	Green Belt

Table 21: Audley Site Sift Outcomes

8.3. Of the 'pool' of sites considered in Audley, only one is not in the Green Belt. This is site AB27, Land south of Apedale Road. The full assessment of the site is included in Appendix 2 but a summary of the conclusion for this site is presented below: -

Site Reference	Site Location	Commentary
AB27	Land South of Apedale Road, Wood Lane	The site is not currently preferred as it is adjacent to the other settlement and rural area tier of the settlement hierarchy. The site has limited access to a range of services and facilities and there is uncertainty regarding the agricultural tenancy status on the site. The site has poor access to services and facilities, mature trees on site

Table 22: Non-Green Belt sites in Audley

8.4. To meet the indicative development requirements in Audley, it is necessary to consider Green Belt sites. In line with Paragraph 142 of the NPPF, the site selection process has looked to identify sites which have been previously developed (brownfield) sites and / or sites well served by public transport in the first instance.

8.5. There are no previously developed sites in the Green Belt in Audley.

8.6. In terms of sites well served by public transport and looking at accessibility to public transport. The nearest Railway station is located at Kidsgrove. Access to public transport in the village is via bus services. Looking at Green Belt sites within 400 metres of the bus stop and by contribution to Green Belt leads to the following list of sites: -

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
HD26	1.78	Land South of Shralebrook Road, Halmerend	Weak
AB22	15.18	Wall Farm, Audley	Moderate
AB73	0.50	Land West of Wereton Road, Audley	Moderate
HM15	0.26	Land south of Leycett Road, Scot Hay	Moderate
AB15	1.55	Land North of Vernon Avenue, Audley	Moderate
HM10	2.15	Land off Victoria Avenue, Miles Green	Strong

AB32	0.98	Land Nursery Gardens, Audley	Strong
AB33	2.74	Land off Nantwich Road / Park Lane (1) Audley	Strong
AB75	5.66	Land west of Bignall End Road	Strong
AB12	6.35	Land East of Diglake Street, Bignall End	Strong
HM22	1.66	Land adj Holly House, Crackley Lane, Scot Hay	Strong
AB30	17.96	Land between Bignall End and Boon Hill, Audley	Strong
HM8	5.25	Land West of Heathcote Road, Miles Green	Strong
AB72	4.12	Land East of Wereton Road, Audley	Strong
HM66	2.25	Land South of Hougher Wall Road, Audley	Strong
Table 23: Contribution to Green Belt Purposes of Sites in Audley			

8.7. Looking at the potential sites, that are within 400m of a bus stop make a 'weak' contribution to Green Belt purposes: -

Site Reference	Site Location	Commentary
HD26	Land South of Shralebrook Road, Halmerend	The site is not currently preferred as it is a greenfield site. The site is a Green Belt site albeit it makes a weak contribution to Green Belt purposes. The site is detached from Audley and Bignall End and borders the Halmer End settlement. The site adjoins a site of biological importance and there are contamination and access concerns into the site.
Table 24: Site assessment for Audley GB Sites (Weak Contribution)		

8.8. The overall development requirements for Audley have not been met. Therefore, it is necessary to look at sites that make a 'moderate' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2, but a summary position is outlined below: -

Site Reference	Site Location	Commentary
AB22	Wall Farm, Audley	The site is not currently preferred as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts and would result in the loss of agricultural land.
AB73	Land West of Wereton Road, Audley	The site is not currently preferred as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site is disconnected from Audley. There are also access concerns (highways and sustainable transport) into the site.
HM15	Land south of Leycett Road, Scot Hay	The site is not currently preferred as it is a greenfield site. The site is a Green Belt site and makes a moderate contribution to Green Belt purposes. The

		site is detached from Audley and Bignall End and is in the Scot Hay settlement. The site has poor access to services and facilities.
AB15	Land north of Vernon Avenue, Audley	The site is a preferred site in the Local Plan as it has the potential to contribute towards the development requirements in Audley and 'round off' the Green Belt boundary subject to an appropriate landscape buffer being provided between the site and the open countryside / Green Belt The site is a preferred site for 40 dwellings.
Table 25: Site assessment for Audley Sites (Moderate Contribution)		

8.9. The contribution of the site at land north of Vernon Avenue, Audley for 40 dwellings. In line the Green Belt Assessment (Ove Arup 2020), development would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is enclosed by the settlement to the north, east and south which limits the perception of encroachment. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundary would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

8.10. The overall development requirements for Audley have not been met. Therefore, it is necessary to look at sites that make a 'strong' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2, but a summary of the outcomes is presented below: -

Site Reference	Site Location	Commentary
HM10	Land off Victoria Avenue	The site is currently non preferred. The site makes a strong contribution to Green Belt purposes. Due to its shape and orientation the site protrudes into the open countryside.
AB32	Land off Nursery Gardens	The site is a preferred site in the Local Plan as it has the potential to contribute towards development requirements subject to an appropriate landscape buffer being provided between the site and the open countryside and Green Belt. The site is a preferred site for around 20 dwellings.
AB33	Land off Nantwich Road / Park Lane	The site is a preferred site in the Local Plan as it has the potential to contribute towards development requirements subject to an appropriate landscape buffer being provided between the site and the open countryside and Green Belt. The site is a preferred site for around 60 dwellings.
AB75	Land west of Bignall End Road	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. There are concerns over access into the site and surface water flooding impacts that would have to be mitigated. A Biodiversity Alert Site adjoins the north-eastern boundary. Constrained access, no footpaths or street lighting

AB12	Land east of Diglake Street, Bignall End	The site is a preferred site in the Local Plan as it has the potential to contribute towards development requirements in the Borough and 'round off' the Green Belt boundary to the north if Audley subject to an appropriate landscape buffer being provided to the north of the site with the Green Belt. The site is a preferred site for around 150 dwellings.
HM22	Land adj Holly House, Crackley Lane, Scot Hay	The site is currently non preferred. The site makes a moderate contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End and there are concerns regarding the locational accessibility of the site. Poor access to services and facilities
AB30	Land between Bignall End and Boon Hill	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site makes a strong contribution to maintaining the gap between Bignall End and Wood Lane. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
HM8	Land west of Heathcote Road, Miles Green	The site is not currently preferred as it is a greenfield site. The site is a Green Belt site and makes a strong contribution to Green Belt purposes. The site makes an important contribution to the separation of Halmer End and Miles Green.
AB72	Land East of Wereton Road	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is detached from Audley and Bignall End and would result in the loss of agricultural land. There are also concerns over access to the site, particularly as there are no public footpaths on the site side.
HM66	Land South of Hougher Wall Road	The site is not currently preferred as it is a greenfield site. The site is a Green Belt site and makes a strong contribution to Green Belt purposes. The site would result in the loss of agricultural land and there is potential surface water flood risk that would need to be mitigated. Further information is required regarding access arrangements into the site.

Table 26: Site Assessment for Audley GB Sites (Strong Contribution)

8.11. As the Green Belt Assessment (Ove Arup) has concluded that these sites (AB32/AB33 & AB12) make a strong contribution to Green Belt purposes, it is necessary to look at the key questions set out in the Ove Arup Green Belt assessment: -

AB32 & AB33	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Purpose 1: Development of the site would not represent urban sprawl as the site is not connected to the large built-up area of Newcastle-under-Lyme Purpose 2: Development of the site would not result in neighbouring towns merging.

	<p>Purpose 3 Development would entail a small incursion into the undeveloped countryside relative to the size of Audley.</p> <p>Purpose 4: The site(s) are adjacent to Audley. The sites are within proximity to the Audley Conservation Area but there is a separation between the site and the Area. Overall development would not impact on the setting or character of the historic area.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are sites recommended in Audley / Bignal End. There is separation between the sites and therefore it is not considered that there a specific cumulative impact of the site to the above.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	There are existing field boundaries. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.
Conclusion	The site(s) make a strong contribution to Green Belt purposes. Development of this site would not represent urban sprawl; it would not result in neighbouring towns merging and would not significantly impact upon the setting or character of the historic town. Overall, the removal of these sites from the Green Belt would not significantly harm the overall function and integrity of the Green Belt. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.
Table 27: Site Assessment for AB32 & AB33	

AB12	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1: Development of the site would not represent urban sprawl as the site is not connected to the large built-up area of Newcastle-under-Lyme</p> <p>Purpose 2: Development of the site would not result in neighbouring towns merging.</p> <p>Purpose 3 Development would entail a small incursion into the undeveloped countryside relative to the size of Bignal End</p> <p>Purpose 4: The site(s) are adjacent to Bignal End. The sites are within proximity to the Audley Conservation Area but there is a separation between the site and the Area. Overall development would not impact on the setting or character of the historic area.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are sites recommended in Audley / Bignal End. There is separation between the sites and therefore it is not considered that there a specific cumulative impact of the site to the above.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	There are existing field boundaries. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.

Conclusion	The site(s) make a strong contribution to Green Belt purposes. Development of this site would not represent urban sprawl; it would not result in neighbouring towns merging and would not significantly impact upon the setting or character of the historic town. Overall, the removal of this site from the Green Belt would not significantly harm the overall function and integrity of the Green Belt. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.
Table 28: Site Assessment for AB12	

8.12. The identification of sites AB32 (around 20), AB33 (around 60) and AB12 (around 150) alongside commitments and completions should ensure that indicative development requirements are met in Audley.

8.13. There were other sites outside of 400 metres of a bus stop in Audley, as follows: -

Site Ref	Site Size	Site Location	Contribution to Green Belt Purposes
AB34	11.13	Land off Nantwich Road / Park Lane Audley	Moderate
AB37	13.04	Land East of Alsager Road, Audley	Strong
AB4	5.06	Land off Alsager Road, North of Audley	Strong
AB77	27.03	Corner House Farm, Alsager Road, Audley	Strong
AB78	3.52	Land North of Cross Lane, Audley	Strong
AB79	18.66	Land South of Cross Lane, Audley	Strong
Table 29: Other GB sites considered in Audley			

8.14. The sites listed above were assessed and the outcomes outlined below.

Site Reference	Site Location	Commentary
AB34	Land off Nantwich Road / Park Lane Audley	The site is not currently preferred as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts, and would result in the loss of agricultural land and may have an impact on Kent Hill Quarry. Poor access to services and facilities. Poor access to services and facilities
AB37	Land East of Alsager Road, Audley	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site also has ecological and flooding concerns that would require mitigation. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
AB4	Land off Alsager Road, North of Audley	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected

		from Audley and Bignall End. The site has poor access to a range of services and facilities and is near the A500, with associated amenity impacts.
AB77	Corner House Farm, Alsager Road, Audley	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. There are also concerns over surface water flooding impacts and the impact of the adjacent Wastewater Treatment Works. The site is extensive in scale and disconnected from Audley. Poor access to services and facilities
AB78	Land North of Cross Lane, Audley	The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End and there are concerns regarding access into the site. Poor access to services and facilities
AB79	Land South of Cross Lane, Audley	The site makes a moderate contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End and there are concerns regarding access into the site. Poor access to services and facilities
Table 30: Outcomes of site assessments for the remaining Audley sites		

9. Betley and Wrinehill & Madeley and Madeley Heath (Rural Centres)

Ward(s)	Madeley and Betley
Target (dwellings)	200
Commitments and Completions	86
Indicative residual target	114
Neighbourhood Plan allocations	N/A

Table 31: Betley and Wrinehill & Madeley and Madeley Heath Summary position

Stage 3: Decision point for Betley and Wrinehill & Madeley and Madeley Heath (Rural Centres)

9.1. Table 31 highlights that commitments and completions are insufficient to meet the indicative development requirements for Betley and Wrinehill & Madeley and Madeley Heath. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

9.2. The sites considered in Betley and Wrinehill & Madeley and Madeley Heath, following the stage 2 site sift, are listed below: -

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
HM28	0.26	Land off East Lawns, Betley	Residential	Non-Green Belt
HM29	0.32	Lord Nelson Farm, Wrinehill	Residential	Green Belt
HM4	1.13	Land corner of Main Road and Checkley Lane	Residential	Green Belt
MD11	2.93	Land area 6 at Marley Eternit Tiles, Madeley Heath	Mixed use	Non-Green Belt
MD12	16.83	Land area 2 at Marley Eternit Tiles, Madeley Heath	Residential	Green Belt
MD13	10.31	Land at Windy Arbour Farm, Madeley	Residential	Green Belt
MD18	4.32	Land West of Furnace Lane, Madeley	Residential	Green Belt
MD19	1.55	Land East of Furnace Lane	Residential	Green Belt
MD2	1.35	Land at Elmside Garden Centre	Residential	Green Belt
MD20	39.13	Brook House Farm	Residential	Green Belt
MD25	0.74	Land south of Bar Hill	Residential	Non-Green Belt
MD29	15.70	Land north of Bar Hill	Residential	Non-Green Belt

MD30	0.74	Land West of Bar Hill	Residential	Non-Green Belt
MD32	1.64	Land Adj to Rowley House, Moss Lane	Residential	Non-Green Belt
MD33	1.87	Land West of Manor Road	Residential	Non-Green Belt
MD34	9.28	Land East of Bowsey Wood Road	Residential	Green Belt
MD39	1.29	Land at Red Lane, Wayside	Residential	Non-Green Belt
MD40	0.24	Land Adj to Fern Dene	Residential	Non-Green Belt
MD5	0.85	The Old Wharf, Madeley Heath	Residential	Non-Green Belt
MD56	14.84	Land off Heighly Castle Way	Residential	Green Belt
Table 32: Betley and Wrinehill & Madeley and Madeley Heath (Rural Centres) Site Sift Outcomes				

9.3. Of the 'pool' of sites considered, the following sites are not in the Green Belt. The full assessment of the sites is included in Appendix 2, but a summary of the conclusion of the site assessment of this site is presented below: -

Site Reference	Site Location	Commentary
HM28	Land off East Lawns, Betley	The site is not currently preferred site as it adjoins the Betley Conservation Area. The site is irregular in shape. There is also some uncertainty about the availability of the site as it is a garage site.
MD11	Land area 6 at Marley Eternit Tiles, Madeley Heath	The site is not currently a preferred site. A Site of Biological Importance adjoins part of the northern boundary. Constrained access via Honeywall Lane which is narrow and has no footpaths or street lighting. The site has poor access to a range of services and facilities. Surface water flood risk (1 in 30 years). Mineral safeguarding area.
MD25	Land south of Bar Hill	The site is not currently a preferred site. The site has an irregular shape. Surface water flood risk (1 in 30 years). Mineral safeguarding area.
MD29	Land north of Bar Hill	The site is a preferred site in the Local Plan as it has the potential to contribute towards development requirements in the Borough. The capacity of the site has been reduced to around 150 dwellings.
MD30	Land West of Bar Hill	The site is not currently a preferred site. Mineral safeguarding area. Falls within 200m HS2 buffer. It is a greenfield site
MD32	Land Adj to Rowley House, Moss Lane	The site is not currently a preferred site. Surface water flood risk (1 in 30 years). Mineral safeguarding area. Proximity to West Coast mainline.
MD33	Land West of Manor Road	The site is not currently a preferred site. Irregular shape site. Mineral safeguarding area. Proximity to West Coast mainline. Conservation area & listed building proximity
MD39	Land at Red Lane, Wayside	The site is not currently a preferred site. Constrained access via Red Lane which is a single lane track with

		no public footpaths or street lighting. Mineral safeguarding area.
MD40	Land Adj to Fern Dene	The site is not currently a preferred site. Mature trees on site. Sewage works to the north could raise amenity concerns (odour). Mineral safeguarding area.
MD5	The Old Wharf, Madeley Heath	The site is not currently a preferred site. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. The site has limited access to a range of services and facilities. Mineral safeguarding area. Surface water flood risk (1 in 30 years).
Table 33: Non-Green Belt Sites in Betley and Wrinehill & Madeley and Madeley Heath		

9.4. The proposed allocation of MD29 (Land north of Bar Hill) for around 150 dwellings, when considered alongside commitments and completions is in the order of the indicative development requirements for the area. Therefore, there is no need to consider Green Belt release. For completeness, initial site assessments have been undertaken for Green Belt sites at Betley and Wrinehill and Madeley and Madeley Heath. These are included in Appendix 2.

10. Baldwins Gate (Rural Centre)

10.1. There is a planning appeal (Public Inquiry May 2023) at a site at Baldwins Gate (Site Ref LW74, Baldwins Gate Farm, Newcastle Road, planning reference 21/01041/OUT) for up to 200 dwellings set within a community parkland. This site is significant in scale. The outcome of the appeal will be considered and inform the next stage of plan making (at Regulation 19 stage).

10.2. There are three sites surrounding Baldwins Gate that passed the site sift at stages 1 & 2, as follows: -

Site Ref	Site Size	Site Location	Proposed Use	Comments
LW74	12.82	Land at Baldwin's Gate Farm, Site B	Housing	Non-Green Belt
LW38	2.72	Land corner of A53 and Sandy Lane	Housing	Non-Green Belt
LW86	2.10	Land to the rear of Slaters Village	Mixed Use	Non-Green Belt

Table 34: Sites considered at Baldwins Gate

10.3. The detailed site assessments are included in Appendix 2 and are summarised as follows: -

Site Reference	Site Location	Commentary
LW74	Land at Baldwin's Gate Farm, Site B	The site is not currently preferred due to access to services and facilities, loss of agricultural land and harm to the character and appearance of the countryside.
LW38	Land corner of A53 and Sandy Lane	The site is not currently preferred due to concerns over access arrangements into the site and the loss of agricultural land.
LW86	Land to the rear of Slaters Village	This site is not currently preferred as it has poor access to services and facilities

Table 35: Outcomes of site assessment for sites at Baldwins Gate

11. Loggerheads (Rural Centre)

Ward(s)	Loggerheads
Target (dwellings)	500
Commitments and Completions	326
Indicative residual target	174
Neighbourhood Plan allocations	N/A
Table 36: Loggerheads Summary Position	

Stage 3: Decision point for Loggerheads

11.1. Table 36 highlights that commitments and completions are insufficient to meet the indicative development requirements for Loggerheads as a rural centre. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

11.2. The sites considered in Loggerheads, following the stage 2 site sift, are listed below: -

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
LW14	0.44	Land off Newcastle Road (Rowney Farm)	Housing	Non-Green Belt
LW23	1.10	Land at Pinewood Road	Housing	Non-Green Belt
LW27	3.11	Land at Church Road, Ashley	Housing	Non-Green Belt
LW29	2.20	Site 1 Charnes Road, Ashley	Housing	Non-Green Belt
LW30	0.59	Land at Charnes Road, Ashley	Housing	Non-Green Belt
LW41	1.44	Land South of Green Lane, Ashley	Housing	Non-Green Belt
LW49	0.28	Land South of Wrekin House, Muckleston Wood	Housing	Non-Green Belt
LW53	8.35	Land Corner of Muckleston Road	Housing	Non-Green Belt
LW54	9.16	Land South of Muckleston Road	Housing	Non-Green Belt
LW81	2.30	Gravel Bank, Muckleston Road	Housing	Non-Green Belt
LW82	0.98	Sewage Works, Market Drayton Road	Housing	Non-Green Belt
LW87	0.19	Former Petrol Station, Eccleshall Road	Housing	Non-Green Belt
Table 37: Loggerheads Site Sift Outcomes				

11.3. Of the 'pool' of sites considered, the full assessment of the sites is included in Appendix 2, but a summary of the conclusion of the site assessment of this site is presented below:

Site Reference	Site Location	Commentary
LW14	Land off Newcastle Road (Rowney Farm)	This site is not currently preferred as it is harmful to local character/ appearance of area. It also has poor access to services and facilities
LW23	Land at Pinewood Road	This site is not currently preferred as it is harmful to local character/ appearance of area.
LW27	Land at Church Road, Ashley	This site is not currently preferred as it has poor access to services and facilities. Access to site is also constrained
LW29	Site 1 Charnes Road, Ashley	The site is not currently a preferred site. Poor access to services and facilities. Access to site is constrained
LW30	Land at Charnes Road, Ashley	This site is not currently preferred as it has poor access to services and facilities. Access to site is also constrained
LW41	Land South of Green Lane, Ashley	This site is not currently preferred as it has poor access to services and facilities. Access to site is also constrained
LW49	Land South of Wrekin House, Mucklestone Wood	This site is not currently preferred as it is harmful to local character/ appearance of area
LW53	Land Corner of Mucklestone Road	The site is a preferred site in the Local Plan and contributes to the development requirements of the Borough.
LW54	Land South of Mucklestone Road	This site is not currently preferred as it is harmful to local character/ appearance of area
LW81	Gravel Bank, Muckestone Road	This site is not currently preferred as it is harmful to local character/ appearance of area
LW82	Sewage Works, Market Drayton Road	This site is not currently preferred as access to site is constrained - including Site of Biological Importance & surface water flood risk (1 in 30 years). Amenity impacts also.
LW87	Former Petrol Station, Eccleshall Road	This site is currently a preferred site as it contributes to the development requirements of the Borough and is a brownfield site.

Table 38: Site assessment outcomes at Loggerheads

11.4. The proposed allocation of LW87 and LW53 when considered alongside commitments and completions is 'in the order' of the indicative development requirements for the area. Therefore, there is no need for the site assessment process to continue at Loggerheads at this stage.

12. Keele and Keele University (Rural Centre)

Ward(s)	Keele
Target (dwellings)	600
Commitments and Completions	581
Indicative residual target	19
Neighbourhood Plan allocations	N/A
Table 39: Keele and Keele University Summary Position	

Stage 3: Decision point for Keele

12.1. Table 39 highlights that commitments and completions are insufficient to meet the indicative development requirements for Keele as a rural centre. Therefore, it is necessary to continue with the site selection process.

Stage 4 & 5: Site Assessment and initial recommendations

12.2. The sites considered in Keele, following the stage 2 site sift, are listed below:

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
KL12	1.32	Land north of Keele University	Housing	Green Belt
KL13	26.13	Keele Science Park (Phase 3)	Mixed Use	Non-Green Belt
KL14	26.25	Land South-East of Keele University	Mixed Use	Green Belt
KL15	18.05	Land South of A525 Between Keele University and Newcastle	Mixed Use	Green Belt Site considered in the Strategic Employment Needs Assessment
KL20	4.12	Land South of Pepper Street	Housing	Green Belt
KL21	23.86	Land South of A525 and either side of Quarry Bank Rd	Mixed Use	Green Belt
KL33	3.38	Land west of Keele Road	Housing	Green Belt
KL34	12.32	Land west of Three Mile Lane	Housing	Green Belt
KL9	6.87	Land west of Quarry Bank Road	Housing	Green Belt
Table 40: Keele and Keele University Site Sift Outcomes				

12.3. Of the 'pool' of sites considered in Keele, only one is not in the Green Belt. This is site KL13 Keele Science Park (Phase 3). The full assessment of the site is included in Appendix 2 but a summary of the conclusion for this site is presented in table 41 below: -

Site Reference	Site Location	Commentary
KL13	Keele Science Park (Phase 3)	The site is a preferred site in the Local Plan for a mix of uses, including employment uses as part of a continuation of development of the Science Park. This will include around 220 dwellings.
Table 41: Non-Green Belt site assessment outcomes at Keele		

12.4. The proposed allocation of KL13 (Keele Science Park (phase 3), when considered alongside commitments and completions is in the order of the indicative development requirements for the area. Therefore, there is no need to consider Green Belt release. For completeness, initial site assessments have been undertaken for sites at Keele are included in Appendix 2.

13. Initial Site Selection Conclusions

- 13.1. The report outlines sites, following an initial site selection process, that are currently preferred and non-preferred in the First Draft Local Plan. As noted in the overall site selection methodology, this represents stage 6 (public consultation and input from statutory consultees). Technical information and views will be sought during the consultation on the First Draft Local Plan, and these will be reflected upon by the Council prior to producing the Final Draft of the Local Plan at Regulation 19 stage.

14. Appendix 1: Outcomes of Site Sift Process

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
AB1	60.07	Audley	Land off Alsager Rd, Foxley	Site is not being promoted
AB12	6.346	Audley	Land East of Diglake Street, Bignall End	N/A
AB15	1.549	Audley	Land North of Vernon Avenue, Audley	N/A
AB16	28.44	Audley	Land off Boyles Hall Road, Bignall End	N/A
AB18	0.31	Audley	Brindleys Way, Ravens Park Estate, Bignall End	Site is not being promoted
AB2	69.912	Audley	Land adjoining corner of A500 and M6 southbound	N/A
AB22	15.185	Audley	Wall Farm, Audley	N/A
AB27	0.29	Audley	Land South of Apedale Road, Wood Lane	N/A
AB28	0.471	Audley	Stephens Way, Ravens Park Estate, Bignall End	Site is not being promoted
AB29	0.164	Audley	Land at Wedgwood Avenue, Bignall End	Site is not being promoted
AB3	1.796	Audley	Land corner of Alsager Rd and A500 eastbound, North of Audley	Site is not being promoted
AB30	17.961	Audley	Land between Bignall End and Boon Hill, Audley	N/A
AB32	0.98	Audley	Land Nursery Gardens, Audley	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
AB33	2.736	Audley	Land off Nantwich Road / Park Lane (1) Audley	N/A
AB34	11.128	Audley	Land off Nantwich Road / Park Lane (2) Audley	N/A
AB37	13.039	Audley	Land East of Alsager Road (1), Audley	N/A
AB4	5.062	Audley	Land off Alsager Road, North of Audley	N/A
AB5	3.535	Audley	Land off Alsager Rd, North of A500	Site is not being promoted
AB52	1.638	Audley	Land rear of White Oaks, Audley Road, Bignall End	Site of Biological Importance (Bignall End Coal Yard) on site. Site not being promoted.
AB6	43.992	Audley	Land South of A500, North of Audley	Partially in a flood zone. Site not promoted
AB72	4.119	Audley	Land East of Wereton Road, Audley	N/A
AB73	0.5	Audley	Land West of Wereton Road, Audley	N/A
AB75	5.664	Audley	Land west of Bignall End Road	N/A
AB76	0.669	Audley	Site off Cross Lane, Audley	Site has Planning Permission
AB77	27.028	Audley	Corner House Farm, Alsager Road, Audley	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
AB78	3.522	Audley	Land North of Cross Lane, Audley	N/A
AB79	18.656	Audley	Land South of Cross Lane, Audley	N/A
AB80	0.791	Audley	Paddocks off Wereton Road, Audley	N/A
BL14	0.608	Talke & Butt Lane	Land rear of Unity Way, Butt Lane	Site is not being promoted
BL15		Talke & Butt Lane	Land off Maple Avenue, Talke	Site is not being promoted
BL18	0.359	Talke & Butt Lane	Clough Hall Playing Fields, Talke	N/A
BL22	13.452	Talke & Butt Lane	Linley Trading Estate, Butt Lane	Unavailable. In active use for vehicle storage and distribution
BL24	3.573	Talke & Butt Lane	Land adjacent 31 Banbury Street, Talke	N/A
BL3	0.274	Talke & Butt Lane	Land at Slacken Lane, Talke (1)	N/A
BL32	9.283	Talke & Butt Lane	Land at Congleton Road, Butt Lane	N/A
BL33	0.851	Kidsgrove & Ravenscliffe	Land adjacent Harding's Wood, Liverpool Road East, Butt Lane	Site is not being promoted
BL34	1.05	Talke & Butt Lane	The Mill, Congleton Road, Butt Lane	Site has Planning Permission
BL7	0.091	Talke & Butt Lane	West Avenue (North West Site), Kidsgrove	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
BL8	2.876	Talke & Butt Lane	Land adjacent to roundabout at West Avenue, Kidsgrove	N/A
BW1	1.421	Bradwell	Chatterley Valley, Lowlands Road, Bradwell	Site not promoted / unavailable
BW10	6.499	Bradwell	Bradwell Youth and Community Centre, Riceyman Road, Bradwell	Site is not being promoted
BW14		Bradwell	Recreation ground, Bradwell	Site is not being promoted
BW16	0.698	Bradwell	Talke Road (playing fields), Bradwell	Site has Planning Permission
BW17	6.618	Bradwell	Bradwell Lane, Bradwell	Site is not being promoted
BW19	2.621	Bradwell	Chatterley Valley, Chatterley Sidings, Bradwell	Site has Planning Permission
BW2	0.477	Brawell	High Carr Colliery, Bradwell	Site is not being promoted
BW24	43.315	Bradwell	Site at the end of Speedwell Road (1), Parkhouse Industrial Estate (East)	Unavailable. In active use for employment and ancillary uses.
BW25		Bradwell	Land West of Speedwell Road, Parkhouse Industrial Estate (East)	Unavailable. In active use for employment and ancillary uses.

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
BW26		Bradwell	Land at Chemical Lane, Bradwell	Unavailable. In active use for employment and ancillary uses.
BW27	21.187	Bradwell	Site at the end of Cross Street, Bradwell	Unavailable. In active use for employment and ancillary uses.
BW28	0.478	Bradwell	Land at Talke Road (A34), Bradwell	Site is not being promoted
BW29	0.828	Bradwell	Site at the end of Speedwell Road (2), Parkhouse Industrial Estate (East)	Site is not being promoted
BW3	0.363	Brawell	Land at High Carr, Talke Road, Bradwell	Site is not being promoted
BW5	0.226	Bradwell	Chatterley Valley, Ravensdale	Site has Planning Permission
CH12	0.136	Cross Heath	Land between Johnson Avenue and Liverpool Road, Cross Heath	Site has Planning Permission
CH13	1.371	Cross Heath	Castletown Grange, Douglas Road, Cross Heath	N/A
CH14	15.744	Cross Heath	Maryhill Day Centre, Wilmott Drive, Cross Heath	N/A
CH15	2.634	Cross Heath	Site at Brackenberry, Cross Heath	Site is not being promoted
CH16		Cross Heath	Site at Douglas Road, Cross Heath	Site is not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
CH17	0.233	Cross Heath	Coppice View, Cross Heath	Site is not being promoted
CH3	0.592	Cross Heath	Land at Hoon Avenue, Newcastle	N/A
CH4	0.69	Cross Heath	Wilmott Drive, Cross Heath, Newcastle-under-Lyme	Site has Planning Permission
CH5	0.234	Cross Heath	Land West of Douglas Road, Cross Heath	Site in flood zone 3
CH6	0.373	Cross Heath	Land between Albany Road and Croft Road, Cross Heath	Site is not being promoted
CL1	0.071	Clayton	Playground at rear of Lincoln Avenue, Clayton	Site is not being promoted
CL14	3.799	Westbury Park & Northwood	Land off Melville Court, Clayton	Biodiversity alert site within site. Site not being promoted
CL4	8.793	Clayton	Land at Stafford Avenue, Clayton	Site is not being promoted
CL6	3.014	Clayton	Stafford Crescent (garage site)	N/A
CL8	2.097	Clayton	Land East of Cambridge Drive (2), Clayton	N/A
CL9		Westbury Park & Northwood	Land South-East of Cambridge Drive (1), Clayton	Landlocked. Site not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
CT1	0.257	Crackley & Red Street	Land at Red Street and High Carr Farm, Chesterton	N/A
CT10		Holditch & Chesterton	Parkhouse Road West, Chesterton	N/A
CT11	0.517	Crackley & Red Street	Crackley Bank, Chesterton	Site is not being promoted
CT17	3.883	Holditch & Chesterton	Land at High Street / Church Street, Chesterton	Site has Planning Permission
CT20	0.481	Holditch & Chesterton	Rowhurst Close, Chesterton	N/A
CT21	2.063	Holditch & Chesterton	Land off Watermills Road, Chesterton	Site has Planning Permission
CT25	2.024	Crackley Bank & Red Street	Land off Audley Rd, Chesterton	N/A
CT26	32.035	Crackley Bank & Red Street	Land South of High Carr Business Park	Agricultural tenancy on site and therefore unavailable
CT34	4.162	Holditch & Chesterton	Land off Hammond Road, 4 Parkhouse Industrial Estate	Unavailable. In active use for employment and ancillary uses.

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
CT35	3.687	Holditch & Chesterton	Site at the end of Rosevale Business Park, Parkhouse Industrial Estate	Unavailable. In active use for employment and ancillary uses.
CT36	2.943	Holditch & Chesterton	Site at Brick-Kiln Lane / Rosevale Road junction, Chesterton	Unavailable. In active use for employment and ancillary uses.
CT37	8.884	Holditch & Chesterton	Site at Henshall Road, Parkhouse Industrial Estate (West)	Unavailable. In active use for employment and ancillary uses.
CT4	1.434	Crackley Bank & Red Street	Land opposite High Carr Business Park (West of A34)	Agricultural tenancy on site and therefore unavailable
CT9	8.271	Crackley Bank & Red Street	Hulston Site, Birch House Road, Chesterton	Site has Planning Permission
HD10	4.335	Holditch & Chesterton	Land South of Apedale Road, Holditch	Site not available as High quality / high value greenspace, biodiversity alert site and potential flood risk. Site not promoted.
HD12	0.592	Holditch & Chesterton	Playing field at London Road, Chesterton	Site is not being promoted
HD15	0.184	Holditch & Chesterton	Greyhound & Speedway Stadium, Loomer Road, Chesterton	Planning permission for employment use

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
HD16	0.225	Holditch & Chesterton	Land at London Road, Chesterton	Unavailable. In active use for employment
HD17	0.115	Holditch & Chesterton	Land at Meadow Street/London Road, Chesterton	Unavailable. In active use for employment and ancillary uses (yard)
HD18	6.235	Holditch & Chesterton	London Road, Chesterton (Bennett Arms)	Site has Planning Permission
HD20	0.606	Holditch & Chesterton	Lymedale Park, Holditch, Chesterton	Site is not being promoted
HD21	13.1	Holditch & Chesterton / Cross Heath	Land at Ashfield Brook, Holditch	Unavailable. In active use for employment
HD22	2.394	Holditch & Chesterton	Land North of Brutus Road, Chesterton	Site has Planning Permission
HD24	6.029	Holditch & Chesterton	Land Between Apedale Road and Palatine Drive	Site has Planning Permission
HD26		Audley	Land South of Shralebrook Road, Halmerend	N/A
HD30	6.935	Holditch & Chesterton	Site off Dalewood Road, Holditch	Unavailable. In active use for employment and ancillary uses.

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
HD32	3.33	Holditch & Chesterton	Site West of Peacock Road, Holditch	Unavailable. In active use as an electric substation
HD33		Holditch & Chesterton	Site at Holditch Road, Holditch	Unavailable. In active use as an electric substation
HD35		Holditch & Chesterton	Land to the North of Lommer Road Stadium	Unavailable. In active use for employment and ancillary uses.
HD7	0.152	Holditch & Chesterton	Land at Castle Street, Chesterton	Site is not being promoted
HM10	12.386	Audley	Land off Victoria Avenue, Miles Green	N/A
HM15	1.904	Audley	Land south of Leycett Road, Scot Hay	N/A
HM21	0.08	Audley	Co-operative Lane, Halmerend (land behind High Street)	Site is not being promoted
HM22	16.277	Audley	Land adj Holly House, Crackley Lane, Scot Hay	N/A
HM28	1.785	Madeley & Betley	Land off East Lawns, Betley	N/A
HM29	0.417	Madeley & Betley	Lord Nelson Farm, Wrinehill	N/A
HM3	0.409	Madeley & Betley	Wrinehill Garage, Main Road	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
HM4	0.655	Madeley & Betley	Land corner of Main Road and Checkley Lane, Wrinehill	N/A
HM64	0.148	Audley	Land at 61 & 63 High Street, Alsagers Bank	Landlocked
HM65	0.319	Audley	Land opposite Heathcote Road Junction, High Street, Audley	Site has Planning Permission
HM66		Audley	Land South of Hougher Wall Road, Audley	N/A
HM8	2.147	Audley	Land West of Heathcote Road, Miles Green	N/A
HM9	0.261	Audley	Minnie Close, Halmerend (Working Mens Club)	Site has Planning Permission
KG11	0.319	Kidsgrove & Ravenscliffe	Land adjacent Lamb Street/Rutland Road, Kidsgrove	Site is Landlocked. Site not promoted.
KG14	1.657	Newchapel & Mow Cop	Land at Mount Road / Wingham Road junction, Kidsgrove	Site no longer promoted therefore unavailable
KG15	0.225	Kidsgrove & Ravenscliffe	Former Garages at Gloucester Road	Site has Planning Permission
KG16	0.324	Kidsgrove & Ravenscliffe	Lock Up Garages, Sussex Drive, Kidsgrove	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
KG26	0.188	Kidsgrove & Ravenscliffe	Land at Bedford Road	N/A
KG6	1.132	Kidsgrove & Ravenscliffe	William Road, Kidsgrove (site of the Galley PH)	N/A
KL12	0.431	Keele	Land north of Keele University, Keele	N/A
KL13	0.284	Keele	Keele Science Park Phase 3, University of Keele	N/A
KL14	2.247	Keele	Land South-East of Keele University	N/A
KL15	5.254	Keele	Land South of A525 between Keele University and Newcastle	N/A
KL16	0.229	Keele	Pepper Street, Keele	Site has Planning Permission
KL2	0.783	Keele	Haying Wood, Keele	Biodiversity alert within site and open space impacts
KL20	0.154	Keele	Land South of Pepper Street, Keele	N/A
KL21		Keele	Land South of A525 and either side of Quarry Bank Rd, Keele	N/A
KL28	0.287	Keele	Horwood Hall, Keele University Horwood, ST5 5B	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
KL29	0.135	Keele	Lindsey Hall, Keele University	Site has Planning Permission
KL30	0.131	Keele	Barnes Hall, Keele University	Site has Planning Permission
KL32	0.181	Keele	Land east of Quarry Bank Road (2), Keele	Safeguarded for agricultural and cemetery uses, and therefore unavailable
KL33	1.315	Keele	Land West of Keele Road, Keele Road	N/A
KL34	26.126	Keele	Land West of Three Mile Lane, Keele	N/A
KL9	26.254	Keele	Land west of Quarry Bank Road, Keele	N/A
KS1	18.053	Knutton	Land West of Cheviot Close, Knutton	Site in flood zone 3
KS10	14.162	Knutton	Land South of Church Lane, Knutton (land at b)	Site has Planning Permission
KS11	21.108	Knutton	Knutton Community Centre, High Street Knutton	N/A
KS13	4.119	Silverdale	Silverdale Road Cross Roads, Silverdale	Site is not being promoted
KS15	23.858	Silverdale	Recreation area and car park at Church Street, Silverdale	Site is not being promoted
KS16	7.253	Knutton	The Forge, Knutton Lane, Knutton	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
KS17		Knutton	Knutton Recreation Centre, Knutton Lane	N/A
KS18		Knutton	Land North of Lower Milehouse Lane, Knutton	N/A
KS19	3.663	Knutton	Knutton Lane	N/A
KS3	5.245	Knutton	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	N/A
KS5	11.581	Knutton	Land between Cleveland Road and Dismantled Railway, Kidsgrove	Site is not being promoted
KS7	3.384	Knutton	Cotswold Avenue, Knutton	Site is not being promoted
KS9	12.322	Knutton	Land North of Church Lane, Knutton	Site is not being promoted
LW12	6.872	Loggerheads	Tadgedale Quarry, Mucklestone Road, Loggerheads	Site has Planning Permission
LW13	5.397	Loggerheads	Mucklestone Road, Loggerheads	Site has Planning Permission
LW14	0.33	Loggerheads	Land off Newcastle Road (Rowney Farm)	N/A
LW17	0.568	Loggerheads	Eccleshall Road, Loggerheads	Site has Planning Permission
LW20	0.87	Loggerheads	Allotment Land at Hugo Meynell School, Loggerheads	Site not available as Local green space

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
LW23	1.506	Loggerheads	Land at Pinewood Road, Loggerheads	N/A
LW27		Loggerheads	Land at Church Road, Ashley (2)	N/A
LW29	0.684	Loggerheads	Site 1 Charnes Road, Ashley	N/A
LW30	2.333	Loggerheads	Land at Charnes Road, Ashley	N/A
LW31	0.117	Loggerheads	Market Drayton Road, Loggerheads	Site has Planning Permission
LW34	0.08	Loggerheads	Land off Eccleshall Road and Lower Road, Hook Gate, Loggerheads	Site has Planning Permission
LW38	3.764	Maer & Whitmore	Land corner of A53 and Sandy Lane, Baldwin's Gate	N/A
LW4	1.542	Maer & Whitmore	Church Farm, Bent Lane, Whitmore	Site is not being promoted
LW41	0.3	Loggerheads	Land South of Green Lane, Ashley	N/A
LW42	0.996	Maer & Whitmore	Land West of Manor Road, west of Baldwin's Gate	N/A
LW44	5.534	Loggerheads	Land East and West of Lordsley Lane, North-East of Loggerheads	Unavailable. In active use for car repairs

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
LW45	3.821	Maer & Whitmore	Land north of Moss Farm off Chorlton Moss, Baldwins Gate	Site promoted for alternative uses and therefore unavailable
LW48	0.441	Maer & Whitmore	Land at Chorlon Moss, Baldwin's Gate	N/A
LW49	2.331	Loggerheads	Land South of Wrekin House, Mucklestone Wood Lane, Loggerheads	N/A
LW53	1.182	Loggerheads	Land corner of Mucklstone Wood Lane & Rock Lane, Loggerheads	N/A
LW54	1.101	Loggerheads	Land South of Mucklestone Road, Loggerheads	N/A
LW6		Maer & Whitmore	Land adjacent Moss Farm, Baldwins Gate	N/A
LW64	3.114	Maer & Whitmore	Land South of Fairgreen Road, Baldwin's Gate	Site is not being promoted
LW7	2.208	Maer & Whitmore	Land off Whitmore Road	N/A
LW70		Loggerheads	Land South of Hugo Way, Loggerheads	Site is not being promoted
LW74	0.588	Maer & Whitmore	Land at Baldwin's Gate Farm, Site B	N/A
LW78	3.636	Maer & Whitmore	The Elms, Sandy Lane, Baldwins Gate	N/A
LW81	1.136	Loggerheads	Gravel Bank, Mucklestone Road, Loggerheads	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
LW82	2.722	Loggerheads	Sewage Works, Market Drayton Road, Loggerheads	N/A
LW83	2.292	Maer & Whitmore	Land adjacent Acreswood, Baldwins Gate	N/A
LW84	1.436	Maer & Whitmore	Land North of Stone Road, Baldwins Gate	N/A
LW85	0.926	Maer & Whitmore	Croft Farm, Stone Road (A51), Hill Chorlton	Site has Planning Permission
LW86	1.304	Maer & Whitmore	Land to the rear of Slaters Village, Baldwins Gate	N/A
LW87	3.845	Loggerheads	Former Petrol Station, Eccleshall Road, Loggerheads	N/A
LW9	3.312	Maer & Whitmore	Land Adjacent to Slaters Stone Road Hill Chorlton	N/A
MB1	0.282	May Bank	Land at Brampton Road/Sandy Lane, May Bank	Site is not being promoted
MB10	8.349	May Bank	Land at Brampton Court, Brampton	Unavailable
MB12	9.158	May Bank	Stoneyfields Court, May Bank	N/A
MB13	3.147	May Bank	Hyacinth Court, May Bank	N/A
MB15	0.538	May Bank	The Hollies, May Bank	N/A
MB3	16.06	May Bank	Land at Brampton Road, May Bank	Site is not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
MB5	1.548	May Bank	Sandy Lane (Fairmont)	Site is not being promoted
MB9	12.821	May Bank	Site at Garner Street, May Bank	Unavailable. In active use for employment and ancillary uses.
MD10	0.99	Madeley & Betley	Land at Marley Tiles (1), Keele Works, Madeley Heath	Site has Planning Permission
MD11	2.294	Madeley & Betley	Land Area 6 at Marley Eternit Tiles, Madeley Heath	N/A
MD12	0.979	Madeley & Betley	Land Area 2 at Marley Eternit Tiles, Madeley Heath	N/A
MD13	0.657	Madeley & Betley	Land at Windy Arbour Farm, Madeley	N/A
MD17	2.333	Madeley & Betley	Land at Furnace Lane and Arbour Close, Madeley	Site is not being promoted
MD18	0.98	Madeley & Betley	Land West of Furnace Lane, Madeley	N/A
MD19	2.109	Madeley & Betley	Land East of Furnace Lane, Madeley	N/A
MD2	0.189	Madeley & Betley	Land at Elmside Garden Centre, Main Road	N/A
MD20	0.595	Madeley & Betley	Brook House Farm, Madeley	N/A
MD22	0.85	Madeley & Betley	Bower End Lane, Madeley	Site is not being promoted
MD25	0.286	Madeley & Betley	Land South of Bar Hill, Madeley	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
MD28	0.115	Madeley & Betley	Land at New Road, Madeley	Site not available as Local green space
MD29	0.232	Madeley & Betley	Land North of Bar Hill, Madeley	N/A
MD30	0.105	Madeley & Betley	Land West of Bar Hill, Madeley	N/A
MD31	0.505	Madeley & Betley	Land off New Road, Madeley	Site has Planning Permission
MD32	0.281	Madeley & Betley	Land Adjacent to Rowley House, Moss Lane	N/A
MD33	1.969	Madeley & Betley	Land West of Manor Road, Madeley	N/A
MD34	1.903	Madeley & Betley	Land East of Bowsey Wood Road, Madeley	N/A
MD38	2.936	Madeley & Betley	Five Acres, Bowsey Wood Road, Betley	Biodiversity alert within site and open space impacts. Site not promoted.
MD39	16.834	Madeley & Betley	Land at Red Lane, Wayside, Madeley	N/A
MD40	10.318	Madeley & Betley	Land adjacent to Fern Dene, Madeley	N/A
MD5	0.434	Madeley & Betley	The Old Wharf, Madeley Heath	N/A
MD54		Madeley & Betley	Land South of Allotment Gardens, Manor Road	Unavailable. In active use as an overspill carpark

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
MD55	4.317	Madeley & Betley	Hungerford House Farm, Hungerford Lane, Madeley	Site has Planning Permission
MD56	1.551	Madeley & Betley	Land off Heighly Castle Way, Madeley	N/A
NC13	1.355	Newchapel & Mow Cop	Land West of Bullockhouse Road, Harriseahead	N/A
NC2	39.132	Newchapel & Mow Cop	Land at High Street, Harriseahead	Site is not being promoted
NC3	0.354	Newchapel & Mow Cop	Land rear of Willowcroft Way, Harriseahead	Site is not being promoted
NC75	0.742	Newchapel & Mow Cop	Land to the rear of Harriseahead Methodist Memorial Church	Site has Planning Permission
NC77	2.79	Newchapel. Mow Cop	Bent Farm, Newchapel	N/A
NC78	15.697	Newchapel & Mow Cop	Land south of Pennyfield Road, Newchapel	N/A
NC80	0.741	Newchapel and Mow Cop	Land south of Mow Cop Road, Mow Cop	N/A
NC81	1.084	Newchapel & Mow Cop	Mellors Bank, Mow Cop Road, Mow Cop	N/A
NC82	1.639	Newchapel & Mow Cop	Land West of Dales Green Road, Mow Cop	Landlocked

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
NC83	1.866	Newchapel & Mow Cop	Blue Pot Farm, Alderhay Lane, Rookery	N/A
RC11	9.283	Kidsgrove & Ravenscliffe	Land at the end of Birchenwood Way, Kidsgrove	Access cannot be gained without partial removal of Local Wildlife Site
RC12	0.849	Kidsgrove & Ravenscliffe	Land at rear of Stone Bank Road, Kidsgrove	Site is not being promoted
RC18	1.296	Kidsgrove & Ravenscliffe	Land off Lowlands Road (Bathpool Park), Ravensdale	Site is not being promoted
RC27	0.236	Kidsgrove & Ravenscliffe	Land at Valentine Road (2), Kidsgrove	Site is not being promoted
RC3	0.849	Kidsgrove & Ravenscliffe	Kidsgrove Station Yard, Kidsgrove	Site is not being promoted
RC4	0.331	Kidsgrove & Ravenscliffe	Kinnersley Street, Kidsgrove	N/A
RC6	0.519	Kidsgrove & Ravenscliffe	Land at Valentine Road (1), Kidsgrove	Site is not being promoted
RC8	14.839	Kidsgrove & Ravenscliffe	Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	N/A
SB11	3.199	Westlands	Land to the rear of Gatehouse Pub, Clayton	Currently a car park

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
SB12	0.253	Westbury Park & Northwood	Land adjacent to Clayton Lodge Hotel	N/A
SB13	0.612	Westbury Park & Northwood	Land North of Holiday Inn, Clayton Road	Site is not being promoted
SB2		Westlands	Kingsbridge Avenue, Seabridge	Site is not being promoted
SB3	0.256	Westbury Park & Northwood	Tyne Way, Clayton	Site is not being promoted
SB5	3.059	Westbury Park & Northwood	Land at Westbury Road, Clayton	Site is not being promoted
SB6	5.034	Westbury Park & Northwood	Land at Rutherford Avenue, Clayton	Site is not being promoted
SP11	8.784	Silverdale	Former Keele Municipal Golf Course	N/A
SP12	6.155	Silverdale	Site off Glenwood Close, Silverdale	N/A
SP13	1.36	Silverdale	Land off Park Road, Silverdale	Site too small to accommodate 5 dwellings
SP14	0.278	Silverdale	Site at Gallowtree Roundabout, Silverdale	N/A
SP2	15.414	Silverdale	Cheddar Drive, Silverdale	N/A
SP21	1.333	Silverdale	Site at Church Street, Silverdale	Site is not being promoted
SP22	3.318	Silverdale	Former playground off Ash Grove, Silverdale	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
SP23	0.127	Silverdale	Land at Cemetery Road / Park Lane	N/A
SP24	0.84	Silverdale	Site off Sneyd Terrace, Silverdale	Site has Planning Permission
SP25	0.646	Silverdale	Public House, Church Street, Silverdale	Site has Planning Permission
SP5	0.165	Silverdale	Ashbourne Drive, Silverdale	Site is not being promoted
SP8	0.378	Silverdale	Race Course Community Woodland, Silverdale	Site is not being promoted
SP9	0.191	Silverdale	Silverdale Business Park, Cemetery Road	Planning permission
TB1	1.786	Thistleberry	Land South of Silverdale Road, Thistleberry	Site in flood zone 3
TB12	1.105	Westlands	Land at end of Pembroke Drive, Thistleberry	Site is not being promoted
TB14	0.192	Thistleberry	Land between Gallowstree Lane and Ostend Place	Site is not being promoted
TB15	0.514	Thistleberry	Land both sides of Sneyd Avenue, Thistleberry	Site is not being promoted
TB16	0.229	Thistleberry	Wedgwood Avenue, The Westlands	Site is not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
TB19		Thistleberry	Land south of Newcastle Golf Club, Whitmore Road	N/A
TB22	0.232	Westlands	35 Higherland, Westlands	Site is not being promoted
TB23	75.742	Thistleberry	Land West of Galingale View, Thistleberry	N/A
TB24	2.013	Thistleberry	Land north of Butt's Walk, Gallowtree Roundabout	N/A
TB28	0.153	Town	Land at Silverdale Road, Newcastle	Site in flood zone 3
TB30	10.675	Thistleberry	Land adjacent Gardners Garden Centre, Silverdale Road	Site in flood zone 3
TB5	0.083ha	Thistleberry	Keele Road, Newcastle (Hamptons Scrapyard and land to the West)	Site has Planning Permission
TB6	0.142	Thistleberry	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	N/A
TB9	0.697	Thistleberry	Thistleberry Parkway, Keele Road, Thistleberry	Site is not being promoted
TC1	5.195	Town	Site between Knutton Lane and Silverdale Road, Town Centre	Site in Flood Zone 3
TC14	0.332	Town	Nelson Place (Jubilee Baths)	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
TC15	0.042	Town	School Street Car Park, Newcastle	Site is not being promoted
TC16	1.015	Town	Land between School Street and Windsor Street	Site is not being promoted
TC18		Town	Water Street (Former Police Station)	Site is not being promoted
TC19	5.592	Town	West Street, Newcastle	Site is not being promoted
TC20		Town	King Street, Newcastle (Car park)	Site is not being promoted
TC21	0.628	Town	Water Street/George Street, Newcastle (former Titleys Warehouse)	Site is not being promoted
TC22	6.476	Town	Marsh Parade, Newcastle (former Zanzibar night club)	N/A
TC26	0.162	Town	London Road, Newcastle (former Bristol Street Motors)	Site has Planning Permission
TC28		Town	Lyme Brook on Silverdale Road, Town Centre	Site in flood zone 3
TC3	0.297	Town	Liverpool Road, Cross Heath (Bus Depot)	Unavailable. Currently in use as a gym
TC32	0.639	Town	Newcastle Baptist Church, London Road, Newcastle	Site has Planning Permission

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
TC37		Town	Site to the rear of Castle House, Newcastle	Unavailable. In active use for employment and ancillary uses.
TC39	0.843	Town	Blackfriars Road, Newcastle	Site has Planning Permission
TC40	45.44	Town	Car Park, Blackfriars Road, Newcastle	N/A
TC41	0.206	Town	Ashfields Grange, Hall Street, Newcastle	Site has Planning Permission
TC42	4.365	Town	Former Newcastle Library, Ironmarket, Newcastle-under-Lyme	Site has Planning Permission
TC43	2.155	Town	Morston House, Midway, Newcastle-under-Lyme	Site has Planning Permission
TC44	0.509	Town	Garden Street, Newcastle	Site has Planning Permission
TC45	0.723	Town	York Place, Newcastle Town Centre	N/A
TC6	4.97	Town	Land at Wilson Street, Newcastle	Site is not being promoted
TC7	0.343	Town	Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle	N/A
TK1	5.322	Talke & Butt Lane	Land between Coalpit Hill and Newcastle Road, Talke	Site is not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
TK10		Talke & Butt Lane	Land at Crown Bank, Talke	N/A
TK11	2.363	Talke & Butt Lane	Wedgwood Road, Kidsgrove	Site is not being promoted
TK14	0.188	Talke & Butt Lane	Site at Kingsley Road, Talke Pits	Site is not being promoted
TK15	0.135	Talke & Butt Lane	Land to the rear of High Street, Talke Pits	Site is not being promoted
TK17	0.3	Talke & Butt Lane	Land off St Martins Road, Talke	N/A
TK18	0.204	Talke & Butt Lane	Jamage South, Land North of A500	N/A
TK2	0.108	Talke & Butt Lane	Thomas Street, Talke	Site is not being promoted
TK22	0.535	Talke & Butt Lane	Former Talke Social Club, Coal Pit Hill, Talke	Site has Planning Permission
TK24	0.481	Talke & Butt Lane	Land off Coppice Road, Talke (1)	N/A
TK25	0.349	Talke & Butt Lane	Land South of Audley Road and West of Pit Lane	N/A
TK27	1.393	Talke & Butt Lane	Land off Coppice Road, Talke (2)	N/A
TK29	0.651	Talke & Butt Lane	Land at the end of Oak Tree Lane, Talke	Site is not being promoted
TK3	0.82	Talke & Butt Lane	Thomas Street (south), Talke	Site is not being promoted
TK30	0.097	Talke & Butt Lane	Land off Talke Road and A500, Talke	N/A

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
TK4	0.153	Talke & Butt Lane	Walton Grove / Coppice View, Talke Pits	Site is not being promoted
TK40	0.299	Talke & Butt Lane	Site to the rear of Freeport Retail Park, Pit Lane	Unavailable. In active use for employment and ancillary uses.
TK45	0.203	Talke & Butt Lane	Land North of Peacock Hay Road, Chatterley Valley	N/A
TK46	0.92	Talke & Butt Lane	Jamage North Reclamation Site, Talke	N/A
TK47	0.127	Talke & Butt Lane	Land North of Peacock Hay Road, Chatterley Valley	N/A
TK5	0.176	Talke & Butt Lane	Imperial Works, Coalpit Hill, Talke	Unavailable. In active use for employment
TK6	0.106	Talke & Butt Lane	Site at Coalpit Hill, Talke	N/A
TK7	0.298	Talke & Butt Lane	Chester Road, Talke	Site is not being promoted
TK8	0.543	Talke & Butt Lane	Chester Road, Talke	Site is not being promoted
WL12	1.918	Westlands	Land at Guernsey Drive, Seabridge	Site is not being promoted
WL13	1.33	Westlands	Langdale Rd, Clayton	Site is not being promoted
WL2	5.334	Westlands	Clayton Rd (Near Orchard House), Newcastle	Site has Planning Permission
WL7	0.25	Westlands	Clayton Road, Clayton	Site is not being promoted

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
WL8	0.363	Westlands	Land at Cambourne Crescent, Westlands	Site is not being promoted
WL9		Westlands	Ash Way, Seabridge (Seabridge Centre)	Site has Planning Permission
WS1	0.315	Wolstanton	Playground St Edmunds Avenue	Site is not being promoted
WS10		Wolstanton	Keeling Road, Wolstanton	Site has Planning Permission
WS2	1.238	Wolstanton	Land at Wolstanton (Centre 500), Newcastle	Site not available
WS5	32.505	Wolstanton	Land at Morris Square, Wolstanton	Unavailable. In active use for employment and ancillary uses (yard)
WS8	0.408	May Bank	Land at Highfield Avenue, Wolstanton	Site is not being promoted
WS9	0.23	Wolstanton	Land off Canary Grove / Lamp House Way, Wolstanton	Site has Planning Permission

15. Appendix 2: Outcomes of Site Assessment Process

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. Development has the potential to 'round off' the Green Belt boundary (between Hope Street and Diglake Street). The site is grade 3 in respect of agricultural land classification. There is a minerals safeguarding area partially on site. Information from the site promoter suggests access is possible from Diglake Street (B5500) and Albert Street. In landscape terms, the site is considered to have the potential for built form be intrusive into the rural landscape. To mitigate this, an appropriate landscape buffer is likely to be required around the northern site boundary. This would also be important for Green Belt purposes. The site is currently a preferred site in the Local Plan for around 150 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land North of Vernon Avenue, Audley**Deliverable site? SHELAA number: **AB15**Developable site Ward: **Audley**Gross Site Area (Ha): **1.55**Estimated Potential Capacity: **40**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **40**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.32**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. Development has the potential to 'round off' the Green Belt boundary. The site has access to some services and facilities. Site access could be achieved from Vernon Avenue. The site is surrounded by built form on three sides. There are no PROW within or adjacent to the site. Site consists of Grade 3 agricultural land. There is a slight slope on the site to the west. There are no environmental designations within or adjacent to the site. The site's existing western boundary with the countryside is less durable and a new durable Green Belt boundary would need to be created if the site were to be developed. The site is currently a preferred site in the Local Plan for around 40 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 1000 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **Partially on site**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. 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. There is surface water flood risk identified on the site. The site is grade 3 agricultural land. Access is likely to require further consideration as it is assumed to be taken from Boyles Hall Road, which is unclassified. The site is of scale in the Green Belt with associated impacts. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: Deliverable site? SHELAA number: Developable site

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

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

Land Owner Developable Area Applied: Delivery Period:

0 - 5:	0
6 - 10:	0
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The Council has not come to a view on the site and is seeking comments through the Local Plan consultation to inform the Regulation 19 version of the Plan. The site has been assessed through the Strategic Employment Site Assessment Report.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site in the Green Belt. The site makes a moderate contribution to Green Belt purposes. The site is undulating and consists of Grade 3 in respect of agricultural land classification. It is considered that access could be created into the site. Vernon Road could also provide an alternative access. The site is adjacent to the inset settlement of Audley along its eastern boundary and it is surrounded by residential development to the east and ribbon development in the Green Belt to the north and west. There are no environmental designations or heritage assets within or immediately adjacent to the site. There is a potential surface water flood risk impact on the site. The site does not have an existing durable boundary with the countryside. Development would represent a sizeable incursion into undeveloped countryside relative to the size of Audley, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3**Landscape Character: **Audley Ancient Clay Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site within the development boundary of Wood Lane settlement. Access into the site is capable from Apedale Road. The site is grade 3 in terms of agricultural land classification and a public rights of way adjoins its western boundary. The site is within 250 metres of a mineral safeguarding area. The site has limited access to a range of services and facilities and there are examples of mature trees on the site. The site is adjacent to residential uses. There is uncertainty regarding the sites availability due to an existing tenancy for agricultural purposes. The site is adjacent to the Wood Lane settlement which is in the other settlement and rural area tier of the settlement hierarchy. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land between Bignall End and Boon Hill, Audley** Deliverable site?
SHELAA number: **AB30** Developable site

Ward: **Audley** Gross Site Area (Ha): **17.96** Estimated Potential Capacity: **432**
Greenfield or brownfield: **Greenfield** Density applied (dph): **30** Site Gross Capacity: **432**
Land Owner: **Private** Developable Area Applied: **80%** Delivery Period: **0 - 5: 0**
Site use: **Agriculture** Developable Area (Ha): **14.4** Call for Site: **6 - 10: 0**
11 - 15: 0

Summary Comments

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

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

Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site makes a strong contribution to the prevention of settlements merging as it forms an important gap between Bignall End and Wood Lane. The site is also open countryside with less than 10% of built form. The topography of the site slopes down to the north and to the west. Public right of way and development high risk areas on site. The site has access to some services and facilities. There is surface water risk that would need to be mitigated. Access could be created into the site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

Green Belt: Green Belt Assessment: **Strong**

Playing Pitch Strategy: Open Space Strategy:

Economic Needs Assessment: Low Zero Carbon Opportunities **Unsuitable area / more constrained**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservation

Regional Important Geological Site Tree Preservation Order Heavily Wooded Ancient Woodland:

Agricultural Land Classification **Grade 3** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: **1 in 30 years** Flood Zone Flood Zone

Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns

Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

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

Supermarket: **>1600m** Convenience Store: **<800m** Post Office: **<800m** Hospital: **>1600m**

Train Station: **>1600m** Bus Stop: **<400m** Town Centre: **>1600m** Open Space: **<400m**

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site is grade 3 in respect of agricultural land classification. There is a mineral safeguarded area partially on site. The site has access to a range of services and facilities. The site is currently a preferred site in the Local Plan for around 20 dwellings. An appropriate landscape buffer would need to be provided between the site and the open countryside. The site should be considered alongside site AB33, particularly in relation to access into the site.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land off Nantwich Road / Park Lane (1), Audley**Deliverable site? SHELAA number: **AB33**Developable site Ward: **Audley**Gross Site Area (Ha): **2.74**Estimated Potential Capacity: **66**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **66**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **2.19**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site is grade 3 in agricultural land classification. There is a mineral safeguard area on site and the potential for surface water flooding impacts that would need to be mitigated. The site is currently a preferred site in the Local Plan for around 60 dwellings. An appropriate landscape buffer would need to be provided between the site and the open countryside. The site should be considered alongside site AB32.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Audley Ancient Clay Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A greenfield site in the Green Belt. The site makes a moderate contribution to Green Belt purposes. The site is disconnected but in close proximity to the development boundary of Audley. A Biodiversity Alert Site and Regionally Important Geological site (Kent Hill Quarry) adjoins part of the sites western boundary. A public right of way also runs into the site. The site is grade 3 in terms of agricultural land classification. Access can be created from Nantwich Road or Park Lane. The site is detached from the settlement of Audley. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land East of Alsager Road (1), Audley**Deliverable site? SHELAA number: **AB37**Developable site Ward: **Audley**Gross Site Area (Ha): **13.04**Estimated Potential Capacity: **243**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **243**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **8.1**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong/moderate degree of openness. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its proximity to the Audley Conservation Area. A Biodiversity Alert Site (Audley Castle Banks) occupies part of the site to the north-east. The site is also partially affected by flood zones 2 and 3. The site has access to a range of services and facilities. Public right of way on site. There are also level changes in the site. The site is grade 3 in agricultural land classification. There is the potential for surface water flooding impacts that would need to be mitigated. There is a mineral safeguarding area partially on site. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Audley Ancient Clay Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End settlement. The site is promoted for a variety of uses. Bus services do not appear to operate at this location. Alsager Road does not have public footpaths. The site has poor access to a range of services and facilities. The site is grade 3 in agricultural land classification. The site is in close proximity to the A500 and as such there may be amenity impacts. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site is grade 3 & 4 in agricultural land classification. The site is detached from the Miles Green settlement. Wereton Road has no public footpaths on the site side. The site has access to some services and facilities. There is a mineral safeguard area on site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. The site is disconnected but in close proximity to the development boundary of Audley. The site extends back from the frontage into the open countryside. The site has access to a range of services and facilities and is grade 4 in terms of agricultural land classification. There is also a mineral safeguarding area on site. There appears to be areas which are overgrown adjacent to the site entrance alongside a constrained access. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land West of Bignall End Road / Great Oak Road,
AudleyDeliverable site?

SHELAA number:

AB75

Developable site

Ward: Audley

Gross Site Area (Ha):

5.66

Estimated Potential Capacity:

136

Greenfield or brownfield

Greenfield

Density applied (dph):

30

Site Gross Capacity:

136

Land Own Private

Developable Area Applied:

80%

Delivery Period:

0 - 5: 0

Site use: Agriculture

Developable Area (Ha):

4.52

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. A Biodiversity Alert Site (Bignall End Road) adjoins the north-eastern boundary. The site has access to some services and facilities. Bignall End Road has no footpaths or street lighting. There is a development high risk area and public right of way on site. A brook runs through the site and there is a risk of surface water flooding that would have to be mitigated. The site is grade 3 in terms of agricultural land classification. There is a slight gradient across the site. The site is disconnected but is in close proximity to Audley. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

Green Belt:

Green Belt Assessment: Strong

Playing Pitch Strategy:

Open Space Strategy:

Economic Needs Assessment:

Low Zero Carbon Opportunitie

More constrained

Natural Environment

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

Agricultural Land Classification

Grade 3

Landscape Character:

Audley Ancient Clay Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 30 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area

Partially on site

Accessibility

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

Primary School: <800m

Secondary School: >1600m

College: >1600m

GP Health Centre: <1600m

Supermarket: >1600m

Covenience Store: <800m

Post Office: <400m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

Site address: **Land North of Cross Lane, Audley**Deliverable site? SHELAA number: **AB78**Developable site Ward: **Audley**Gross Site Area (Ha): **3.52**Estimated Potential Capacity: **85**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **85**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **2.82**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. The site location is isolated and disconnected from the development boundary of Audley and Bignall End settlement. The site is promoted for housing development. Cross Lane is a single lane road with no public footpaths or street lighting. The site has poor access to a range of services and facilities. Public right of way on site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site of significant scale. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. The site is promoted for housing development. Access via Cross Lane and Great oak Road are single lane roads with no public footpaths or street lighting. The site has limited access to a range of services and facilities. The site is grade 3 in terms of agricultural land classification. Public right of way on site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

See Gypsy and Traveller Site Selection Report.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Clough Hall Playing Fields, Talke**Deliverable site? SHELAA number: **BL18**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **13.45**Estimated Potential Capacity: **285**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **285**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **7.13**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site makes a moderate contribution to Green Belt purposes. The site is contained on 3 sides. The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way. Access could be created from Springfield Drive or access could be created onto Newcastle Road. The Bathpool Park Site of Biological Importance is located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site and four Tree Preservation Orders are located to the north eastern corner of the site along the current pedestrian access however development could avoid these. The site is adjacent to a public rights of way and is in a coal authority high risk area. A mineral safeguarded area is on site. A new recognisable and permanent Green Belt boundary could be created consisting of the dense woodland and pond to the south and through strengthening the other existing boundaries. There is a slight sloping gradient on the site from Newcastle Road. The site was formerly partly used as a formal football and rugby pitch but these uses have now lapsed. The site is considered a

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Urban / Grade 4** Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This is a brownfield and vacant site. This site is surrounded by residential development and a retail unit. It has previously been given approval for 13 dwellings (a permission which has since lapsed, ref 14/00027/FUL). Highways access is capable from Banbury Street. Part of the site is in a coal authority high risk area and a mineral safeguarding area. There is a potential issue with surface water on the site which would need to be mitigated. The site is relatively accessible to a primary school, shops, GP and a bus stop is within 400m of the site. As planning permission has previously been obtained, then it is considered that the site, in principle, is suitable for residential development. The site is a preferred site in the Local Plan and is proposed to be allocated for around 10 dwellings.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land off Slacken Lane, Kidsgrove**Deliverable site? SHELAA number: **BL3**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **9.28**Estimated Potential Capacity: **107**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **107**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **2.66**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is being promoted for housing development and open space. Site is a greenfield site with the majority of the site within the development limits of the Kidsgrove urban area. The north western corner of the site is within Cheshire East and is in the Green Belt / Open Countryside. Harding's Wood Conservation Area is located in close proximity to the northern boundary. The site is in close proximity to Kidsgrove Wastewater Treatment works. There are a number of mature trees on site. The site has access to a range of services and facilities. There are amenity concerns given the proximity of the site to the West Coast Mainline and Wastewater Treatment works. The site is in a coal authority high risk area and a mineral safeguard area is on site. There is a Grade II Listed Building on site (Woodshutts Farm). Public rights of way run across the site. The site has a slight gradient. There are concerns over highway access as the primary access appears to be taken from the A34 Congleton Road and through the Green Belt. There are also heritage, amenity, topographical and concerns regarding the loss of mature trees on site. On the basis of information received to date on

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land between Congleton Road and Knowles View, Butt Lane**Deliverable site? Developable site SHELAA number: **BL32**Ward: **Talke & Butt Lane**Greenfield or brownfield **Greenfield**Land Owner **Private**Site use: **Green space**Gross Site Area (Ha): **0.85**Estimated Potential Capacity: **29**Density applied (dph): **40**Site Gross Capacity: **29**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Developable Area (Ha): **0.72**Call for Site: **6 - 10: 29****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site within the urban area and is currently being promoted for a mix of uses. The site is currently being used for stables and the keeping of horses. There is a slight gradient on site. The site is surrounded by residential uses and by a primary school playing field. Access appears to be possible from the adjoining housing development site to the north via Knowles View. Public right of way runs along the western boundary of the site. The site is in a mineral safeguard area and a coal authority high risk area. The site has access to some services and facilities. There may be some amenity concerns given the proximity to the adjacent school field. The site is included as a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land adjacent roundabout at West Avenue, Kidsgrove**Deliverable site? SHELAA number: **BL8**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **1.42**Estimated Potential Capacity: **48**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **48**Land Owne **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Vacant land**Developable Area (Ha): **1.21**Call for Site: **6 - 10: 48****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a brownfield land and is a vacant site in the urban area. The site is being promoted for housing development and has a lapsed outline planning permission for 44 dwellings (Ref 15/00368/OUT). The site location is transitional in character from employment to more residential uses. The site is adjacent to employment uses with potential mitigation impacts. The site is in a coal authority high risk area and is within 250 meters of a mineral safeguarding area. The site has access to some services and facilities including a primary school and GP. There is potential for surface water impacts on the site which would require mitigation. As planning permission has previously been obtained, then it is considered that the site, in principle, is suitable for residential development. The site is included as a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Castletown Grange, Douglas Road, Cross Heath**Deliverable site? SHELAA number: **CH13**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **0.59**Estimated Potential Capacity: **-19**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **-19**Land Owner **Aspire Housing**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Sheltered housing**Developable Area (Ha): **0.46**Call for Site: **6 - 10: -19****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site sits within the Newcastle-under-Lyme urban area and is a brownfield site. The site is being promoted for development through the local plan. The surrounding neighbourhood is suburban and well established. The surrounding land uses makes the site unsuitable for employment development but potentially suitable for housing. The site is not considered to have a significant adverse impact on highway safety and highway access is likely to be able to be achieved into the site. The site has access to local services and facilities. The site has access to public transport and local services and facilities. There are no serious topographical issues, the site having a gentle slope to it, however there exists a scattering of large and established trees at the edge of the site which need to be taken into consideration. A small south easterly section of the site exists at the edge of Flood Zones 2 and 3, at the lowest part of the slope mentioned previously. The site is currently occupied by the former Castletown Grange retirement housing complex which comprised of 36 flats for the over 55s and a car park serving it but the complex is presently in disuse and is boarded

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Maryhill Day Centre, Wilmott Drive, Cross Heath**Deliverable site? SHELAA number: **CH14**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **0.69**Estimated Potential Capacity: **30**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **30**Land Owner **SCC**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Training / Day Centre**Developable Area (Ha): **0.59**Call for Site: **6 - 10: 30****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievability**Viability: **Viability**Does the site have planning approval for housing Does the site have planning approval for employment

This is a brownfield site in a suburban setting in Cross Heath. There is an existing adult day care centre on site currently. The site is accessible to some services and facilities. There are some established trees on site. Access is considered possible and the site is considered to be in close proximity to a bus stop. Lymedale Cross Industrial Estate adjoins the eastern boundary. There are no significant amenity concerns identified. The site is considered a preferred site in the Local Plan and is proposed to be allocated for around 30 dwellings.

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

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 1000 years**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **Within 250m**

Accessibility

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

Site Details

Site address: **Land at Hoon Avenue, Cross Heath**Deliverable site? SHELAA number: **CH3**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **3.79**Estimated Potential Capacity: **106**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **106**Land Owne **SCC**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **2.12**Call for Site: **6 - 10: 106****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site sits within the Newcastle-under-Lyme urban area and is a greenfield site. The site is being promoted for development through the Local Plan. The surrounding neighbourhood is suburban and well established. The site is identified as a low quality / low value amenity greenspace in the Open Space Strategy 2022 and is designated open space in the existing local plan. The site is considered to be accessible to local services and facilities. The site has access to public transport. The site is in close proximity to local schools. Lyme Brook; a tributary stream of the River Trent is also in close proximity of the site alongside a playing field. The majority of the site lies within Flood Zone 1 but there is potential for surface water flood risk factors that may require further consideration / mitigation. The only building on the site is an electrical substation facing onto Milehouse Lane. The location of the site is such that landscape impacts should be minimised. There are topographical and amenity issues given the proximity to local schools. The site is not considered to have a significant adverse impact on highway safety and highway access is likely to be able to be

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

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The greenfield site is located within Newcastle urban area with access to a range of services and facilities. The site is irregular in shape and has numerous mature trees which makes it unsuitable for development. As such, this site is not considered a preferred option in the Local Plan as this stage.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site bordering Newcastle urban area. The site is promoted for housing development. The land has a slight gradient. Ancient woodland (Rakes Wood) and Clayton Conservation Area adjoins part of the western boundary. It is assessed as having a moderate contribution to the Greenbelt. The site has access to a range of services and facilities. Access can be gained via Cambridge Drive which is fairly narrow and therefore may present issues that would require mitigation. Grazing fields, a number of mature trees and an outhouse building are also present on the site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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 the western boundary. As it is currently 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. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3**Landscape Character: **Lyme River Valley**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Red Street and High Carr Farm**Deliverable site? SHELAA number: **CT1**Developable site Ward: **Crackley & Red Street**Gross Site Area (Ha): **32.03**Estimated Potential Capacity: **778**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **778**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5:**Site use: **Agriculture**Developable Area (Ha): **25.6**Call for Site:

6 - 10:	
11 - 15:	0

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is a site in the Green Belt site that borders Newcastle urban area and is in relatively close proximity to Kidsgrove urban area. It's assessed as having a weak contribution to the Greenbelt. The site is promoted for housing development. The Economic Needs Assessment grades the site as 'good', and indicates housing development would be more suitable for viability reasons. Access via the A34 (Talke Road) has no public footpaths or street lighting, and is limited to left in / left out. Bells Hollow is single lane road with no footpaths or street lighting therefore junction improvements would be required to create an access point(s). The site is included as a preferred site in the Local Plan for around 770 dwellings.

Planning and Sustainability

Green Belt: Green Belt Assessment: **Weak**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **More constrained / unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site sits within the Newcastle-under-Lyme urban area and is a brownfield site. The site is being promoted for development through the local plan. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Parkhouse Industrial Estate (West) adjoins the eastern boundary of the site. The Economic Needs Assessment grades the site 'poor', but recognises the site falls within an established location for employment. Furthermore, the assessment also considers the site appropriate for housing development. The land owner has confirmed the site is promoted for employment development only. Site was used as a former marl pit. Development high risk area on site. Areas of mature trees are on the site. The site has access to some services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Newcastle urban area, and adjoins Rowhurst Close Industrial Estate. The site is surrounded by employment development which makes it unsuitable for housing development. The Economic Needs Assessment grades the site as 'average', and suggests the site is retained for employment uses. Development high risk areas, mineshafts and former landfills on site. The site has some access to services and facilities. This is a preferred site in the Local Plan for employment uses.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land off Audley Road, Chesterton**Deliverable site? SHELAA number: **CT25**Developable site Ward: **Crackley & Red Street**Gross Site Area (Ha): **8.27**Estimated Potential Capacity: **331**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **331**Land Owne **Private**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **6.62**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is 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. It is assessed as having a strong contribution to the Green Belt. Public right of way and development high risk areas on site. Access can be gained via Audley road however hedgerows are currently blocking this access point and therefore, junction improvements are required. The site is not currently a preferred site in the Local Plan as it is located away from the existing settlement and in the Green Belt therefore it could contribute to urban sprawl.

Planning and Sustainability

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

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 1000 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

Site address: **Land South of Shralebrook Road, Halmer End**Deliverable site? SHELAA number: **HD26**Developable site Ward: **Audley**Gross Site Area (Ha): **1.79**Estimated Potential Capacity: **45**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **45**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.51**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a weak contribution to Green Belt purposes. The site borders the development boundary of Halmer End settlement and is disconnected from the rural centre of Audley / Bignall End. 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. The site has access to some services and facilities. Development high risk area is confined within the southern boundary. There is a potential for contamination on a small area of site due to the presence of a former brickworks to the east of the site. The site is a mix of grade 3 and 4 agricultural land. There are concerns over access arrangements into the site, from Shralebrook. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3 and 4** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

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**Density applied (dph): **30**Site Gross Capacity: **52**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.72**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is a greenfield site. It is in the Green Belt and makes a strong contribution to Green Belt purposes. Due to its shape and orientation, the site protrudes into the open countryside. The site is only connected to the settlement on one side. Access is capable of being achieved from Victoria Avenue. The site has some access to services and facilities. There are potential surface water impacts that would need to be mitigated. The site is in a coal authority high risk area. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. The site is disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is located in Scot Hay amongst existing ribbon development. The site is promoted for housing development. Leycett Road has no public footpaths or street lighting next to the site. The site has poor access to a range of services and facilities. Public right of way runs alongside the northern boundary. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**
Availability: **Available** Achievability: **Achievable** Viability: **Viable**
Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. A Green Belt site disconnected from the Newcastle urban area. 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. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

Green Belt: Green Belt Assessment: **Moderate (GA)**
Playing Pitch Strategy: Open Space Strategy:
Economic Needs Assessment: Low Zero Carbon Opportunities: **More constrained**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservation
Regional Important Geological Site Tree Preservation Order Heavily Wooded Ancient Woodland:
Agricultural Land Classification: **Grade 4** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the development boundary of Betley settlement, and promoted for housing development. The site promoter proposes 8 dwellings. The site falls within a residential area which makes it unsuitable for employment development. Betley Conservation Area adjoins the eastern boundary. The site contains garage blocks that are currently in use. There would be overlooking amenity issues with the adjoining properties located along East Lawns. The site is also an irregular shape, small and compromised to accommodate residential development allowing for sufficient amenity space. The site has access to some services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This Green Belt site is disconnected from the development boundary of Betley and Madeley settlements. The nearest rural centre is located over 1.5km away (Betley) and therefore, the site has limited access to a range of services and facilities. The site would need to come forward as part of HM3 (already consented) unless access could come from Main Road. The site has two defensible boundaries adjacent to MD3 and residential properties to the east. There are currently properties located on the site. The property is on raised ground and is at a higher elevation than the adjacent HM3. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land at corner of Main Road and Checkley Lane,
WrinehillDeliverable site?

SHELAA number:

HM4

Developable site

Ward: Madeley & Betley

Gross Site Area (Ha):

1.13

Estimated Potential Capacity:

29

Greenfield or brownfield: Greenfield

Density applied (dph):

30

Site Gross Capacity:

29

Land Owner: Private

Developable Area Applied: 85%

Delivery Period:

0 - 5: 0

Site use: Agriculture

Developable Area (Ha):

0.96

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

This Green Belt site is disconnected from the development boundary of Betley and Madeley settlement. The site is promoted for housing development. The nearest rural service centre is located over 1.5km away (Betley) and therefore, the site has limited access to a range of services and facilities. The site is adjacent to new build properties and is on a flat. The site also contains properties running along Main Road and is enclosed by hedgerows. The site could accommodate a form of development that is sympathetic to the existing settlement character adjacent and accounting for its rural setting however, given its strong contribution to the Green Belt and limited access to services and facilities, the site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification: Grade 3

Landscape Character: Betley Ancient Clay Farmlands

Heritage:

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

Physical Environment

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

Accessibility

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

Primary School: >1600m

Secondary School: >1600m

College: >1600m

GP Health Centre: <800m

Supermarket: >1600m

Covenience Store: >1600m

Post Office: >1600m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <800m

Site Details

Site address: **Land South of Hougher Wall Road, Audley**Deliverable site? SHELAA number: **HM66**Developable site Ward: **Audley**Gross Site Area (Ha): **2.25**Estimated Potential Capacity: **54**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **54**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.8**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site is grade 3 in terms of agricultural land classification and has potential surface water flood risk that would need to be mitigated. The site extends out from the settlement of Audley. More information is also required to confirm ownership and also access and associated arrangements on the site. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site forms an essential gap between Halmerend and Miles Green whereby development would result in them merging. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt of the NPPF in protecting the openness and permanence of the Green Belt. The site contains a mix of grade 3 and 4 in terms of agricultural land classification. There is a mineral safeguard area on site. Access could be taken from Heathcote Road. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3 and 4** Landscape Character: **Apedale Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Bedford Road, Kidsgrove**Deliverable site? SHELAA number: **KG26**Developable site Ward: **Kidsgrove & Ravenscliffe**Gross Site Area (Ha): **0.13**Estimated Potential Capacity: **5**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **5**Land Owner **Private**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Green space**Developable Area (Ha): **0.12**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is vacant grassed land used as informal amenity land. The site is located in the urban area and promoted for housing development. A planning application for 8 town houses (Ref. 20/00540/OUT) was refused due to impacts on amenity and harm to the character and appearance of this area. The site is a level and rectangular site bordered by Bedford and Victoria Avenue. The site has access to a range of services and facilities. The site is in a coal authority high risk area and within 250 metres of a mineral safeguarded area. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **None**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **Within 250m**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Avaiable**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located in the Kidsgrove urban area within an existing residential setting. The site has access to a range of services and facilities within 800m including a primary / secondary school, healthcare, town centre, supermarket (Kidsgrove) and public transport (bus) all within 800 meters. Planning permission has previously been attained, therefore the principle for residential development is considered suitable. The site is in a coal authority high risk area and is within 250 metres of a mineral safeguarded area. Highway access is capable of being created into the site. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 6 dwellings.

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

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **None1 in 30 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **Within 250m**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site that is heavily wooded with mature trees completely covering the land. A Tree Preservation Order is also on site. The site is in very close proximity to Keele Hall Registered Park and Garden. The site also presents topographical issues as the land falls from A525 downwards to the north.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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 approximately 15% of the site could be developed for residential purposes, but is yet to specify an exact number. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good', and acknowledges it as a high quality employment site. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosemary 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. Employment uses would serve as part of a continuation of development of the Science Park.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Less constrained

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land South-East of Keele University**Deliverable site? SHELAA number: **KL14**Developable site Ward: **Keele**Gross Site Area (Ha): **26.13**Estimated Potential Capacity: **56**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **56**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5:**Site use: **Agriculture**Developable Area (Ha): **2.8**Call for Site: **6 - 10:****11 - 15:**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land South of A525 between Keele University and Newcastle (KSP4)**Deliverable site? SHELAA number: **KL15**Developable site Ward: **Keele**Gross Site Area (Ha): **18.05**Estimated Potential Capacity: Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Vacant land**Developable Area (Ha): **13.02**Call for Site:

6 - 10:	0
11 - 15:	0

Summary Comments

Housing Suitability: **N/A**Employment Suitability: **N/A**Availability: **N/A**Achievability: **N/A**Viability: **N/A**Does the site have planning approval for housing Does the site have planning approval for employment

The Council has not come to a view on the site and is seeking comments through the Local Plan consultation to inform the Regulation 19 version of the Plan. The site has been assessed through the Strategic Employment Site Assessment Report.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

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**Estimated Potential Capacity: **33**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **33**Land Owner **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.65**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

Part of the site to the south west is characterised by steep topography with a significantly steep incline from Pepper Street up the hill to the east of the site. A Biodiversity Alert Site (Redheath Plantation) adjoins the eastern boundary. A Regional Important Geological Site (Quarry Bank) is confined to small area adjoining the southern boundary. Development (Coal Authority) high risk area on site. The site has limited access to a range of services and facilities. The site makes a moderate contribution to the Green Belt.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land South of A525 and either side of Quarry Bank Road, Keele

Deliverable site?

SHELAA number:

KL21

Developable site

Ward: Keele

Gross Site Area (Ha):

23.86

Estimated Potential Capacity:

382

Greenfield or brownfield

Greenfield

Density applied (dph):

20

Site Gross Capacity:

382

Land Owner: Private

Developable Area Applied:

80%

Delivery Period:

0 - 5: 0

Site use: Agriculture

Developable Area (Ha):

19.1

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site makes a moderate contribution to Green Belt purposes. Topography - land slopes upwards from Station Road and the A525. Impact on townscape of Keele Village conservation area & setting of Grade II* listed building (St John the Baptist Church). Surface water flood risk (1 in 30 years).

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

Agricultural Land Classification: Grade 3

Landscape Character: Keele Ancient Redland Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 30 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area: Partially on site

Accessibility

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

Primary School: <400m

Secondary School: >1600m

College: >1600m

GP Health Centre: <1600m

Supermarket: >1600m

Covenience Store: <400m

Post Office: <1600m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site makes a moderate contribution to Green Belt purposes. Topography - the site undulates and land falls downwards from Keele Road. Impact on townscape of Keele Village conservation area which adjoins the western boundary of the site & setting of Grade II* listed building (St John the Baptist Church). Keele Hall Registered Park and Garden is in very close proximity to the site.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site makes a moderate contribution to Green Belt purposes. Keele Conservation Area adjoins the northern boundary of the site. Keele Hall Registered Park and Garden is in very close proximity to the site. Rural/Countryside character. Visually prominent & large scale development in locality would be incongruous. Surface water flood risk (1 in 30 years)

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site makes a moderate contribution to Green Belt purposes. Greenfield site. There are also concerns over surface water flood risk, allied to issues of topography & consequent landscape/visual impacts. Development boundaries are not contiguous with Keele village.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Knutton Community Centre, High Street, Knutton**Deliverable site? SHELAA number: **KS11**Developable site Ward: **Knutton**Gross Site Area (Ha): **0.21**Estimated Potential Capacity: **9**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **9**Land Owne **NuLBC**Developable Area Applied: **95**Delivery Period: **0 - 5: 0**Site use: **Community centre**Developable Area (Ha): Call for Site: **6 - 10: 23****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is brownfield, located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site has planning approval for the demolition of the community centre (Ref. 20/01087/DEEM3). The site is surrounded by residential development which makes it unsuitable for employment development. Site has been reconfigured for site selection so as not to include any land identified in the Open Space Strategy. The site has access to a range of services and facilities. Access can be gained via Lower Milehouse Lane. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 9 dwellings.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Former Knutton Recreation Centre, Knutton Lane** Deliverable site? SHELAA number: **KS17** Developable site Ward: **Knutton**Gross Site Area (Ha): **1.403**Estimated Potential Capacity: **59**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **59**Land Owne **NuLBC**Developable Area Applied: **85**Delivery Period: **0 - 5: 0**Site use: **Former recreation centre**Developable Area (Ha): **1.19**Call for Site: **6 - 10: 75****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is brownfield and located in the Newcastle urban area. It has previously been subject to a masterplan exercise proposing 75 dwellings. Estimated potential capacity reflects this. Future intentions for the site are still being considered. The site has planning approval for the demolition of the former recreational centre (Ref. 16/00804/DEM) which is now complete. The site has been reconfigured for site selection not include any land identified as Amenity Greenspace and Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the eastern boundary adjoins Newcastle Enterprise Centre. The site has access to some services and facilities and a public right of way to the south of the site. Access can be gained via High Street. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 55 dwellings.

Planning and Sustainability

Green Belt: Green Belt Assessment: Playing Pitch Strategy: **Dispose**Open Space Strategy: **Multiple typologies (2 in total)**Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land North of Lower Milehouse Lane, Knutton**Deliverable site? SHELAA number: **KS18**Developable site Ward: **Knutton**Gross Site Area (Ha): **0.12**Estimated Potential Capacity: **10**Greenfield or brownfield **Brownfield**Density applied (dph): Site Gross Capacity: **10**Land Owner **NuLBC**Developable Area Applied: Delivery Period: **0 - 5: 0**Site use: **Car park**Developable Area (Ha): Call for Site: **6 - 10: 10****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is brownfield, located within the Newcastle urban area and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site is too small to accommodate employment development of any significance. The site has access to a range of services and facilities. Access can be gained via the B5367 road. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 10 dwellings.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This site is brownfield comprises of 14 garages, 6 of these are currently void. Housing management are in support of developing the site and it would compliment the redevelopment of Stanton Close just up the road. The call for sites submitted is for 2 2bed semi-detached houses and 3 2bed terraced houses which is similar configuration to the houses directly next to the site. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 5 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)**Deliverable site? SHELAA number: **KS3**Developable site Ward: **Knutton**Gross Site Area (Ha): **3.75**Estimated Potential Capacity: **150**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **150**Land Owner **SCC**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Playing fields**Developable Area (Ha): **3**Call for Site: **6 - 10: 123****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is brownfield and located within the Newcastle urban area. It has previously been considered as part of a masterplan exercise for Knutton. The sports pitch identified in the Playing Pitch Strategy 2020 within the site has been deemed surplus to requirement and there are no additional physical, accessibility of heritage constraints. The site is flat and predominantly surrounded by residential development which makes it unsuitable for employment. The site has access to some services and facilities. Public right of way adjoins the western boundary. An overhead power line is present to the south east of the site. Access can be gained off B5367. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 150 dwellings

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4 / Urban** Landscape Character: **None - urban area**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land off Newcastle Road (Rowney Farm)**Deliverable site? SHELAA number: **LW14**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **0.44**Estimated Potential Capacity: **8**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **8**Land Owner **Private**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Agricultural field / barn**Developable Area (Ha): **0.42**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is isolated and disconnected from the development boundary of Loggerheads settlement. The site is promoted for housing development. Outline planning approval for up to 9 dwellings (Ref. 15/00821/OUT) was refused based on development located within an isolated countryside location, and impacts to the open character of the countryside. Dismissed at appeal (Appeal Ref: APP/P3420/W/15/3141542). The site is not currently a preferred site in the Local Plan as it is harmful to local character/ appearance of area. It also has poor access to services and facilities.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 2** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Pinewood Road, Loggerheads**Deliverable site? SHELAA number: **LW23**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **1.1**Estimated Potential Capacity: **19**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **19**Land Owner **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agricultural fields**Developable Area (Ha): **0.94**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located outside the development boundary of Loggerheads, and promoted for housing development. Access can only be achieved via an unnamed single lane track off of Pinewood Road which has no street lighting. The surrounding road network does not lend itself for large scale development. Development is already underway next to the site for a small number of executive housing being built. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4**Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Church Road, Ashley (2)**Deliverable site? SHELAA number: **LW27**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **3.11**Estimated Potential Capacity: **50**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **50**Land Own: **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agricultural fields**Developable Area (Ha): **2.49**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the rural settlement of Ashley, and promoted for housing development. The site has a public right of way on site and is surrounded by footpaths, which serve the community as informal open space and presenting issues with access. While Church Road could be suitable to provide entry to the site, access to Church Road via Wesleyan Road, Gravelly Hill and School Lane is constrained due to them being single laned with no public footpaths or street lighting. Church Road and the surrounding road network does not lend itself for large scale development. The site also has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Site 1 Charnes Road, Ashley**Deliverable site? SHELAA number: **LW29**Developable site Ward: **Loggerheads**Gross Site Area (Ha): **2.21**Estimated Potential Capacity: **35**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **35**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agricultural field**Developable Area (Ha): **1.77**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Charnes Road is constrained due to it being a single lane and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development. The site has limited access to a range of services and facilities. Overhead power line on site. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 1000 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

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): **20**Site Gross Capacity: **10**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agricultural field**Developable Area (Ha): **0.5**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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 a single lane, and having no footpaths or street light. The surrounding road network does not lend itself for large scale development. The site has limited access to a range of services and facilities. There is an overhead power line on site and a public right of way adjoins a small part of the western boundary. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land at corner of A53 and Sandy Lane, Baldwin's Gate

Deliverable site?

SHELAA number:

LW38

Developable site

Ward: Maer & Whitmore

Gross Site Area (Ha):

2.72

Estimated Potential Capacity:

41

Greenfield or brownfield Greenfield

Density applied (dph):

20

Site Gross Capacity:

41

Land Owner Private

Developable Area Applied: 80%

Delivery Period:

0 - 5: 0

Site use: Agriculture

Developable Area (Ha):

2.06

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

This greenfield site borders the development boundary of Baldwin's Gate, and is promoted for housing development. The land is flat and presents no visible issues for development. There is no access from Lakeside close, but a junction could be created along the A53 or Sandy Lane. The site falls within a rural residential area, and is wedged between existing residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. The site is not currently a preferred site in the Local Plan due to concerns over access arrangements into the site and the loss of agricultural land.

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

Agricultural Land Classification Grade 3

Landscape Character:

Chapel Chorlton Sandstone Hills & Farmland

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: None

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area

Partially on site

Accessibility

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

Primary School: <400m

Secondary School: >1600m

College: >1600m

GP Health Centre: <800m

Supermarket: >1600m

Covenience Store: <400m

Post Office: <800m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

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 a single lane, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Planning permission for 12 dwellings (Ref. 17/00605/FUL) was dismissed at appeal (APP/P3420/W/18/3204512) due to the site not being in an accessible location. The site has limited access to a range of services and facilities. Overhead power line and public right of way to the south of site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: Deliverable site? SHELAA number: Developable site

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

0 - 5:	0
6 - 10:	0
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This greenfield site is isolated and disconnected from the development boundary of Baldwin's Gate settlement. The site is promoted for housing development. Access via Holly Bush Lane has no public footpaths or street lighting. There is nothing on the landscape preventing development however site is between 2 properties therefore development would not be compatible and prevents access from Manor Road to the site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Baldwin's Gate settlement, and is promoted for housing development. Access via Moss Lane is constrained due to it being a single lane with no public footpaths or street lighting therefore it would not be able to accommodate large scale development. Additionally, the surrounding road network does not lend itself to large scale development. The estimated potential capacity excludes the heavily wooded area of the site. Public right of way adjoins the eastern boundary. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3**Landscape Character: **Chapel Chorlton Sandstone Hills & Farmland**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land South of Wrekin House, Mucklestone Wood Lane, Loggerheads

Deliverable site?

SHELAA number:

LW49

Developable site

Ward: Loggerheads

Gross Site Area (Ha):

0.28

Estimated Potential Capacity:

5

Greenfield or brownfield

Greenfield

Density applied (dph):

20

Site Gross Capacity:

5

Land Owner: Private

Developable Area Applied:

95%

Delivery Period:

0 - 5:

0

Site use: Agriculture

Developable Area (Ha):

0.27

Call for Site:

6 - 10:

0

11 - 15:

0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Loggerheads settlement. Mucklestone Wood Lane has no public footpaths or street lighting therefore access is constrained. An appeal for a four bedroom dwelling (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/17/3191086). The site has access to some services and facilities. The site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification: Grade 3

Landscape Character:

Loggerheads Sandstone Hills & Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk:

None

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area

On site

Accessibility

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

Primary School: <1600m

Secondary School: >1600m

College: >1600m

GP Health Centre: >1600m

Supermarket: >1600m

Covenience Store: <800m

Post Office: <800m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

Site address:

Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads

Deliverable site?

SHELAA number:

LW53

Developable site

Ward: Loggerheads

Gross Site Area (Ha):

8.35

Estimated Potential Capacity:

134

Greenfield or brownfield

Greenfield

Density applied (dph):

20

Site Gross Capacity: 134

Land Own Private

Developable Area Applied: 80%

Delivery Period: 0 - 5: 0

Site use: Agriculture

Developable Area (Ha): 6.68

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Suitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Loggerheads settlement, and promoted for housing development and open space. Mucklestone Wood Lane has no public footpaths on the boundary side of the site. Access can be achieved into the site. This site is currently the subject of a planning application -23/00002/OUT. The site is available and achievable in the Plan period. The site is also subject to have its boundaries changed to overcome harm to the setting of White House Farm, a grade 2 listed building. The delivery of the site should be masterplan led to mitigate for any landscape and associated impacts. The site is included as a preferred site in the Local Plan.

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

Agricultural Land Classification Grade 3

Landscape Character: Loggerheads Sandstone Hills & Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: None

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area On site

Accessibility

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

Primary School: <1600m

Secondary School: >1600m

College: >1600m

GP Health Centre: >1600m

Supermarket: <1600m

Covenience Store: <800m

Post Office: <1600m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <800m

Town Centre: >1600m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Two outline applications for a neighbouring site up to 70 dwellings were refused by the Borough Council in 2018 (Ref: 17/00787/OUT & 18/00637/OUT). A reason for refusal were foreseeable adverse impact on the character and appearance of the area. The site has limited access to a range of services and facilities. Overhead power line on site. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3 and 4**Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This greenfield site borders the development boundary of Baldwin's Gate settlement, and is promoted for housing and retail development. The site has previously been subject to two applications: 99 dwellings (Ref. 16/01101/FUL) where the appeal was withdrawn, and 97 dwellings (Ref. 17/01024/FUL) which was refused. Evidence indicated that the site cannot be developed without an adverse impact to the Site of Biological Importance (Chorlton Moss) which adjoins and overlaps the southern boundary. The site has access to a range of services and facilities. Public right of way adjoins the northern boundary and a number of mature trees and an outhouse building is on site. Access limited to Fairgreen road which is not sufficient for development size. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3**Landscape Character: **Chapel Chorlton Sandstone Hills & Farmland**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: Land off Whitmore Road

Deliverable site?

SHELAA number: LW7

Developable site

Ward: Maer & Whitmore

Gross Site Area (Ha): 0

Estimated Potential Capacity: 178

Greenfield or brownfield Greenfield

Density applied (dph):

Site Gross Capacity:

Land Owne Private

Developable Area Applied:

Delivery Period: 0 - 5: 178

Site use: Agriculture

Developable Area (Ha): 8.8

Call for Site:

6 - 10:
11 - 15:

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing

Does the site have planning approval for employment

This Green Belt site is promoted for housing development with some open space and an extension to the woodland areas, A number of trees and hedgerows are present on site and a listed building is within close proximity of the southern boundary. Limited access to services and facilities. The topography may present issues as the land is a undulating with a series of hills. The sire is surrounded by farmland with a number of small farms along Shutlanehead to the west which is extremely narrow and could not serve as an access point. There are currently no other access points. The site is therefore not currently a preferred option.

Planning and Sustainability

Green Belt:

Green Belt Assessment: Moderate

Playing Pitch Strategy:

Open Space Strategy:

Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve

Special Protection Area

Carbon Capture Site

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio

Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland:

Agricultural Land Classification

Landscape Character:

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: Flood Zone Flood Zone

Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns

Mineshafts: Adverse topography Mineral Safeguard Area

Accessibility

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

Primary School: Secondary School: College: GP Health Centre:

Supermarket: Convenience Store: Post Office: Hospital:

Train Station: Bus Stop: Town Centre: Open Space:

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**Estimated Potential Capacity: **205**Greenfield or brownfield **Greenfield**Density applied (dph): **20**Site Gross Capacity: **205**Land Own: **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **10.26**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Baldwin's Gate settlement. Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) refused 11/11/2022. Development of the site would result in the loss of best and most versatile agricultural land (Grade 2). Junction improvements are required due to the bend and restricted visibility along the A53. Locally listed building and structure in site. The site has access to a number of services and facilities. The site is not currently a preferred allocation in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 2 and 3**Landscape Character: **Whitmore Ancient Redland Farmlands**

Heritage:

Conservation Are Listed Building: Locally Listed:

Scheduled Ancient Monume

Registered Park/Garden

Physical Environment

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

Mineral Safeguard Area

Partially on site

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This site is promoted for housing and open space. Access via Sandy Lane has no footpaths or street lights and could not accommodate large scale development. Although the site is located outside the development boundary of Baldwin's Gate settlement, it can serve as infill for LW38 which will create additional access points. The site has access to a range of services and facilities and is flat. The site is not currently a preferred site in the Local Plan due to access concerns and loss of agricultural land.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3**Landscape Character: **Chapel Chorlton Sandstone Hills & Farmland**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **None**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **Within 250m**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located outside the development boundary of Loggerheads settlement, and has two refusals for outline permission of up to 70 dwellings (Ref: 17/00787/OUT & 18/00637/OUT). Reasons for refusal were adverse impacts on the character and appearance of the area, and the reliance and increasing usage of private car. Furthermore, Eccleshall Road has no public footpaths or street lighting. Estimated potential capacity is based on the SHELAA methodology. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Loggerheads Sanatorium, Market Drayton Road,
LoggerheadsDeliverable site?

SHELAA number:

LW82

Developable site

Ward: Loggerheads

Gross Site Area (Ha):

0.98

Estimated Potential Capacity:

7

Greenfield or brownfield: Brownfield

Density applied (dph):

20

Site Gross Capacity:

7

Land Owner: Severn Trent Water

Developable Area Applied: 95%

Delivery Period:

0 - 5: 0

Site use: Sewage Works

Developable Area (Ha):

0.33

Call for Site:

6 - 10: 7

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Severn Trent Water have indicated the possibility of closing the sanatorium. Access to the site is via an unnamed single lane track off Market Drayton Road. Site is not currently preferred as access point provided is too narrow. Access could potentially be created if site acts as infill to LW13 (a site that has received permission). Site of biological importance adjoins the northern boundary. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Sanatorium could raise amenity concerns (odour). The site has access to some services and facilities. Overhead power line on site. The site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification: Grade 4

Landscape Character: Loggerheads Sandstone Hills & Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 30 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area: On site

Accessibility

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

Primary School: <1600m

Secondary School: >1600m

College: >1600m

GP Health Centre: >1600m

Supermarket: >1600m

Covenience Store: <800m

Post Office: <800m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This greenfield site is isolated and disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. The site is located at Madeley Park which is made up of some executive housing. The site is contained as it is surrounded by a number of trees as well as being flat. Access can be gained via Manor Road. It has poor access to services and facilities. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land North of Stone Road (A51), Baldwin's Gate** Deliverable site?
SHELAA number: **LW84** Developable site

Ward: **Maer & Whitmore** Gross Site Area (Ha): **2.33** Estimated Potential Capacity: **37**
Greenfield or brownfield **Greenfield** Density applied (dph): **20** Site Gross Capacity: **37**
Land Owner **Private** Developable Area Applied: **80%** Delivery Period: **0 - 5: 0**
Site use: **Agriculture** Developable Area (Ha): **1.86** Call for Site: **6 - 10: 0**
11 - 15: 0

Summary Comments

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

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

Does the site have planning approval for housing Does the site have planning approval for employment

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Neighbouring SHELAA site reference LW9 has a refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT). Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Sloping topography on the north west of site. A shack is present at the south west. Hedgerows along site boundaries and would need to be cut down to present access (via A51). No access via Sandy Lane or Woodside as the roads are 60mph and narrow. Access via Sandy Lane or Woodside also has no public footpaths or street lighting. The A51 does have a street lighting and a public footpath on the site side. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

Green Belt: Green Belt Assessment:

Playing Pitch Strategy: Open Space Strategy:

Economic Needs Assessment: Low Zero Carbon Opportunities **Less constrained**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservation

Regional Important Geological Site Tree Preservation Order Heavily Wooded Ancient Woodland:

Agricultural Land Classification **Grade 3** Landscape Character: **Maer Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: **None** Flood Zone Flood Zone

Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns

Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Primary School: **<1600m** Secondary School: **>1600m** College: **>1600m** GP Health Centre: **<1600m**

Supermarket: **>1600m** Convenience Store: **<1600m** Post Office: **<1600m** Hospital: **>1600m**

Train Station: **>1600m** Bus Stop: **<400m** Town Centre: **>1600m** Open Space: **<400m**

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: **Mixed** Density applied (dph): **20** Site Gross Capacity: **36**
Land Owner: **Private** Developable Area Applied: **85%** Delivery Period: **0 - 5: 0**
Site use: **Car park and green space** Developable Area (Ha): **1.79** Call for Site: **6 - 10: 0**
11 - 15: 0

Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**Availability: **Available** Achievability: **Achievable** Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for multiple uses including housing, employment, retail, health, and food & drink. The site adjoins an existing shopping / craft village along with a wedding venue (Hotel & Inn). The site could provide an extension to the existing commercial uses. Employment suitability assessment reflects this. The site is in very close proximity to Maer Conservation Area. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Former Petrol Station, Eccleshall Road, Loggerheads**

Deliverable site?

SHELAA number: **LW87**

Developable site

Ward: **Loggerheads**

Gross Site Area (Ha): **0.19**

Estimated Potential Capacity: **4**

Greenfield or brownfield **Brownfield**

Density applied (dph): **20**

Site Gross Capacity: **4**

Land Owner **Private**

Developable Area Applied: **95%**

Delivery Period: **0 - 5: 0**

Site use: **Former petrol station**

Developable Area (Ha): **0.18**

Call for Site: **6 - 10: 4**

11 - 15: 0

Summary Comments

Housing Suitability: **Suitable**

Employment Suitability: **Unsuitable**

Availability: **Available**

Achievability: **Achievable**

Viability: **Viable**

Does the site have planning approval for housing

Does the site have planning approval for employment

The site is located within the development boundary of Loggerheads settlement. Decision is pending on planning permission for the redevelopment of the former petrol station to form 12 apartments for over 55's (Ref. 21/00677/FUL). Estimated potential capacity is based on the SHELAA methodology until permission is granted. The site has access to some services and facilities. The site is included as a preferred site in the Local Plan.

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

Carbon Capture Site

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio

Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland:

Agricultural Land Classification **Grade 3** Landscape Character: **Loggerheads Sandstone Hills & Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: **1 in 1000 years** Flood Zone Flood Zone

Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns

Mineshafts: Adverse topography Mineral Safeguard Area **On site**

Accessibility

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

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

Supermarket: **>1600m** Convenience Store: **<400m** Post Office: **<400m** Hospital: **>1600m**

Train Station: **>1600m** Bus Stop: **<400m** Town Centre: **>1600m** Open Space: **<400m**

Site Details

Site address: **Land Adjacent to Slaters Stone Road Hill Chorlton** Deliverable site? SHELAA number: **LW9** Developable site

Ward: **Maer & Whitmore** Gross Site Area (Ha): **0.6** Estimated Potential Capacity: **10**
Greenfield or brownfield: **Greenfield** Density applied (dph): **20** Site Gross Capacity: **10**
Land Owner: **Private** Developable Area Applied: **85%** Delivery Period: **0 - 5: 0**
Site use: **Vacant field** Developable Area (Ha): **0.51** Call for Site: **6 - 10: 0**
11 - 15: 0

Summary Comments

Housing Suitability: **Unsuitable** Employment Suitability: **Unsuitable**Availability: **Unavailable** Achievability: **Achievable** Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT) on site. Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Suitability assessment reflects this. The A51 has no public footpaths on the site side. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

0 - 5:	0
6 - 10:	12
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located in the urban area, and in close proximity to the New Vic Theatre. This site has access to other facilities within 800m including GP surgery, primary school, post office and public transport (bus stop). There are no other reasonable options to choose from in May Bank ward. The site is located within the Newcastle urban area, and is promoted for housing development. Site promoter proposes 12 affordable units. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. The site is currently a non-preferred site in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This brownfield site located in the urban area comprised of 3 smaller development areas within Hyacinth Court (existing residential setting). It has access to a range of services and facilities including a health centre, primary school, supermarket and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area, and is split into three land parcels. The parcels are promoted for housing development. The site promoter proposes 12 affordable units, with the estimated potential capacity reflects this. The parcels are too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development. The site has access to some services and facilities. The site is currently a non-preferred site in the Plan. It is currently a garage site and removing the garage may reduce car parking provision in the area. There may be some amenity concerns with the impacts on adjacent properties. The site is in close proximity to the Brampton Conservation Area

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **The Hollies, May Bank**Deliverable site? SHELAA number: **MB15**Developable site Ward: **May Bank**Gross Site Area (Ha): **0.11**Estimated Potential Capacity: **12**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **12**Land Owner **Staffordshire Housing**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Garages**Developable Area (Ha): **0.1**Call for Site: **6 - 10: 12****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located within the urban area forming part of an existing residential setting within access to a supermarket, primary school and public transport (bus stop) within 800m. There are no other reasonable options to choose from in May Bank ward. The site is located within the Newcastle urban area, and is promoted for housing development. Site promotor proposes 12 affordable apartments. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development. Brampton Conservation Area adjoins the eastern boundary. The site has access to some services and facilities. The site is currently a non-preferred site in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is disconnected from the development boundary of Madeley Heath settlement, and promoted for housing, employment and commercial development. It is in current use as a timber yard/industrial premises. The site shares access with other industrial units, doesn't relate well to rest of the settlement and is remote. Access via Honeywall Lane is narrow and has no footpaths or street lighting. The Economic Needs Assessment grades the site as 'poor', and considers the site appropriate for employment development. The site would rely on MD10 coming forward as well. A Site of Biological Importance adjoins part of the northern boundary. The site has poor access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land Area 2 at Marley Eternit Tiles, Madeley Heath**Deliverable site? SHELAA number: **MD12**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **16.83**Estimated Potential Capacity: **332**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **332**Land Own: **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **11.06**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site bordering the development boundary of Madeley Heath settlement. The site is promoted for housing, education and sports facilities. The M6 motorway runs adjacent to the western boundary which would raise amenity concerns. An area within the north western boundary is affected by flood zone 2 and 3, and consists of a Biodiversity Alert Site however, the developable area calculation takes this into account. The site has limited access to a range of services and facilities. Development high risk area and public right of way on site. The site contains several land parcels contained and separated from each other with hedgerows, tree belts and Hazeley Brook. The site also contains a mature tree cluster off Newcastle Road. The land falls away from Newcastle Road and from Ridge Hill Drive towards the M6. Newcastle Road, Ridge Hill Drive and the M6 are defensible boundaries however the site feels quite exposed and would erode the separation between Little Madeley and Madeley Heath. The site makes a moderate contribution towards the Green Belt objectives and was recommended for further consideration on sustainability grounds. The site is not

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land at Windy Arbour Farm, Madeley

Deliverable site?

SHELAA number:

MD13

Developable site

Ward: Madeley & Betley

Gross Site Area (Ha):

10.32

Estimated Potential Capacity:

248

Greenfield or brownfield: Greenfield

Density applied (dph):

30

Site Gross Capacity: 248

Land Owner: Private

Developable Area Applied: 80%

Delivery Period: 0 - 5: 0

Site use: Agriculture

Developable Area (Ha): 8.26

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site drops away from New Road towards Furnace Lane. The area adjacent to New Road plateaus and is relatively flat so potentially could accommodate a small parcel of development with a defensible boundary adjacent to the new housing site that is currently building out along New Road (19/00036/FUL which is Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works). The site has a tree preservation order, overhead power cables and farm holdings. Access is proposed via New Road / Bowsey Wood Road. However, sections of the road do not have footpaths or street lighting. The site has access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification: Grade 3

Landscape Character: Madeley Ancient Redland Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 30 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area: On site

Accessibility

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

Primary School: <1600m

Secondary School: <800m

College: >1600m

GP Health Centre: <800m

Supermarket: >1600m

Covenience Store: <800m

Post Office: <800m

Hospital: >1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: >1600m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site is bordered by Furnace Lane to the norther perimeter and has a defensible boundary with BT premises to the east and a tree belt along the south perimeter. A smaller tree belt dissects the site approximately a ¼ of the way along Furnace Lane with the site undulating in the western larger section of the site. Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on site. Developable area takes this into account. A sewage works adjoins part of the southern boundary which could raise potential amenity and environmental health concerns. The site feels quite remote and detached from the rest of the settlement. The site has access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land East of Furnace Lane, Madeley**Deliverable site? SHELAA number: **MD19**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **1.55**Estimated Potential Capacity: **40**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **40**Land Owner **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.32**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is 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. The site is relatively flat (especially the part fronting Furnace Lane although accessed from Furnace Lane (country lane). The site also has defensible boundaries in Furnace Lane and allotments as well as rear of properties along Arbour Close so relates well to settlement character. Not previously a contender site through the previous Green Belt Assessment. A sewage works is in close proximity to the site which could raise potential amenity and environmental health concerns. The site has access to a range of services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land at Elmside Garden Centre, Main Road**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 Owner **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****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

An isolated Green Belt site disconnected from the development boundary of Madeley and Madeley Heath settlement that is in current operational use as a Garden Centre/nursery. Although the site feels quite remote from Madeley there is a footpath running from the garden centre into the village itself. The site is sufficiently accessed however, the site would still be considered remote and a long distance from services. The site is promoted for housing development. Heighley Castle Way and Main Road (A531) have limited stretches of footpaths and street lighting. Previous GB assessment states that sites makes a weak contribution towards GB objectives however, the site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the nearest inset settlement of Madeley being approximately 720m away and it is surrounded by open countryside. There is an ancient woodland immediately adjacent to the southern boundary of the site and Bryn Wood Site of Biological Importance is located along the eastern boundary. The site is not currently a preferred site in the Local Plan

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

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. The site has access to a range of services and facilities. Development high risk areas and public right of way on site. Site wasn't accessible to view on site however, from google street view imagery from the M6 the size although relatively flat with land falling away gently from Newcastle Road southwards towards Hungerford Lane the site is quite exposed with no defensible boundaries to assist with partitioning the site from further encroachment. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

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): **30**Site Gross Capacity: **19**Land Owner **Private**Developable Area Applied: **85%**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**Does the site have planning approval for housing Does the site have planning approval for employment

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 site is quite flat so would be able to accommodate a small number of units. 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. The site has access to some services and facilities. Public right of way adjoins the eastern boundary. This site has two defensible boundaries with Bar Hill and Red Lane. There is a property and some out buildings on the site off Bar Hill. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. The site is in close proximity to the HS2 safeguard area. The site would be positioned between HS2 and the West Coast Mainline which poses amenity concerns. Noise and vibration assessment would be required. The site promoter has engaged with HS2 Ltd on the proposal. Cumulative impacts of construction is a consideration. Tree Preservation Order and public right of way on site. The site is relatively flat. Access is possible into the site. The site has a footpath into the village centre and services. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 150 dwellings. The reduced capacity follows engagement with HS2 Ltd.

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

Heritage:

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

Physical Environment

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

Accessibility

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

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**Estimated Potential Capacity: **19**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **19**Land Own: **Private**Developable Area Applied: **85%**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**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. The site falls within the 200m buffer of the proposed HS2 route. Suitability assessment reflects this. Public right of way adjoins the eastern boundary. This is an enclosed site bordered by Bar Hill and an access lane on two sides and hedgerows on the other two sides. The site is relatively flat although relatively remote from the village centre and services. The site would expand Madeley west towards Onneley. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

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

Accessibility

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

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**Density applied (dph): **30**Site Gross Capacity: **42**Land Owne **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.39**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site borders the development boundary of Madeley settlement, and promoted for housing development. Planning approval for up to 42 dwellings (Ref. 13/00990/OUT) but has now lapsed and an application for 38 dwellings was recently withdrawn (Ref. 20/00143/FUL). Estimated potential capacity is based on the SHELAA 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. MD22 (not assessed) could act as a buffer from the railway line. The site has access to a range of services and facilities. The site is accessed off Bower End Lane which would require significant upgrading. The site does have defensible boundaries on 3 sides (rear of properties along Moss Lane and The Birdle Path). In terms of residential character and settlement pattern the area to the north of the site contains cul de sacs so a cul de sac within the site would not be out of character. The site is located relatively close to the GP and other village services. The site is not currently a preferred site in the Local Plan

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

Heritage:

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

Physical Environment

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

Accessibility

Constrained Access: Public Right of Way: Rural site outside development boundary Primary School: **<800m**Secondary School: **<800m**College: **>1600m**GP Health Centre: **<400m**Supermarket: **>1600m**Covenience Store: **<400m**Post Office: **<800m**Hospital: **>1600m**Train Station: **>1600m**Bus Stop: **<400m**Town Centre: **>1600m**Open Space: **<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): **30**Site Gross Capacity: **48**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agricultural**Developable Area (Ha): **1.59**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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. This site is bordered by Red Lane and Manor Road and the front of the properties along Bar Hill in the north of the site. The site also has a boundary with Manor Road Allotments and MD39. Access off Manor Road would be compromised due to the visibility and proximity of the railway bridge. The site has access to some services and facilities. Public right of way adjoins part of the western boundary. The site is not currently a preferred site in the Local Plan.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development and open space. Access via Bowsey Wood Road has no public footpaths or street lighting. The land has a defensible boundary with the properties along Hidden Hills and with New Road and rear of properties along Heighley Castle Way however the site rises steeply from New Road towards properties off Hidden Hills and is quite exposed. The site has access to some services and facilities. Tree Preservation Order on site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located outside the development boundary of Madeley settlement, and promoted for housing development. 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 site is bordered by MD33 on two end, MD39 on one corner, Madeley White Football Club pitches top the south and a private property to the west. The site is relatively flat however, it would be reliant on MD33 to come forward to provide access to it as it is currently landlocked except for a narrow access of Red Lane. The site has access to some services and facilities. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land adjacent to Fern Dene, Madeley

Deliverable site?

SHELAA number:

MD40

Developable site

Ward: Madeley & Betley

Gross Site Area (Ha):

0.24

Estimated Potential Capacity:

5

Greenfield or brownfield Greenfield

Density applied (dph):

30

Site Gross Capacity:

5

Land Owner Private

Developable Area Applied: 95%

Delivery Period:

0 - 5: 0

Site use: Garden

Developable Area (Ha):

0.15

Call for Site:

6 - 10: 5

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

This site is located within the development boundary of Madeley settlement, and promoted for housing development. Estimated potentially capacity reflects this. Sewage works to the north could raise amenity concerns (odour). The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Mature trees on site. The site has access to a range of services and facilities. The site is bordered in the north by the River Lea, water treatment works and vegetation on the west and east flanks and Ferne Drive in the south. The site was obscured from undertaking site visit as there is a large hedgerow that buffers the site from Ferne Drive. The site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification Grade 3 Landscape Character: Madeley Ancient Redland Farmlands

Heritage:

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

Physical Environment

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

Accessibility

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

Primary School: <800m Secondary School: <800m College: >1600m GP Health Centre: <400m

Supermarket: >1600m Convenience Store: <400m Post Office: <400m Hospital: >1600m

Train Station: >1600m Bus Stop: <400m Town Centre: >1600m Open Space: <400m

Site Details

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

0 - 5:	0
6 - 10:	13
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the development boundary of Madeley Heath, and promoted for housing development. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. Developable area calculation takes this into account. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site is also an irregular shape and would be difficult to accommodate residential. The site has limited access to a range of services and facilities. The site has gated access off a private road and is therefore constrained by poor access. The site seemed to comprise of brick/period garage/business accommodation. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land off Heighly Castle Way, Madeley**Deliverable site? SHELAA number: **MD56**Developable site Ward: **Madeley & Betley**Gross Site Area (Ha): **14.84**Estimated Potential Capacity: **379**Greenfield or brownfield **Greenfield**Density applied (dph): **30**Site Gross Capacity: **379**Land Own: **Private**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **12.61**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site is partially surrounded by residential development which makes it unsuitable for employment development. A Site of Biological Importance occupies the whole site (Madeley Manor). The site has access to a range of services and facilities. Public right of way adjoins site, and Listed buildings are in close proximity to the site. Development high risk area on site. The site has poor access via a single track lane and the land rise up from Heighly Castle Way towards the north of the site. The site is exposed although the area adjacent to the existing housing along Kingfisher Cl, Heron Cl and Beck Rd is the flattest part of the site and could potentially accommodate. Some modest scaled development adjacent subject to adequate access being identified. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

More constrained / unsuitable area

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land West of Bullockhouse Road, Harriseahead** Deliverable site? SHELAA number: **NC13** Developable site

Ward: **Newchapel & Mow Cop** Gross Site Area (Ha): **3.22** Estimated Potential Capacity: **103**
Greenfield or brownfield: **Greenfield** Density applied (dph): **40** Site Gross Capacity: **103**
Land Owner: **Private** Developable Area Applied: **80%** Delivery Period: **0 - 5: 0**
Site use: **Agriculture** Developable Area (Ha): **2.58** Call for Site: **6 - 10: 0**
11 - 15: 0

Summary Comments

Housing Suitability: **Suitable** Employment Suitability: **Unsuitable**Availability: **Available** Achievability: **Achievable** Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site which makes a moderate contribution to Green Belt purposes. The site is not in an AQMA with no environmental designations within or immediately adjacent to the site. There are no Tree Preservation Orders on or immediate adjacent to the site. The site is a greenfield. The site is considered to be broadly viable and there are no known abnormal development costs. There are historic mining activities in the area with consultation with Coal Authority likely. The site is in Flood Zone 1. There are no designated heritage assets present, nor is there potential for harm to a designated heritage assets or its setting. The site is adjacent to an established residential area. Site is within 400 m of a bus stop. It is considered that access could be created into the site. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if it were to be developed. The site is considered a preferred site and is proposed to be allocated for around 100 dwellings. As a Green Belt site, it is recommended that the existing boundaries are strengthened to create a recognisable and permanent Green Belt.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **East Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

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): **40**Site Gross Capacity: **98**Land Own **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **2.45**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. It is a site in the Green Belt and makes a moderate contribution to Green Belt purposes. It is a greenfield site which overlaps into the administrative area of Stoke-on-Trent. The site is promoted for a mix of uses. In terms of locational sustainability, the site has poor access to certain services and facilities but is in close proximity to a bus stop. The site is in a coal authority high risk area. A public rights of way runs through the site. Access is possible from Newtown / Turnhurst Road. There is a surface water flood risk on the site which would require mitigation. The site is considered a preferred site and is proposed to be allocated for 80 dwellings. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if it were to be developed.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **East Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 30 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. The site is in the Green Belt site and makes a strong contribution to Green Belt purposes. The site was previously identified as NC78 and NC79 in the Strategic Housing and Employment Land Availability Assessment. The site has multiple owners. The site is promoted for housing development and open space. Access to the site is proposed off Station Road / High Street. However, the assumed access is currently in active use and other potential access points along the road appear to be narrow. Therefore there is some uncertainty as to how an appropriate access to the site could be achieved. The site has limited access to a range of services and facilities. A public right of way runs through the site. The site is currently a non-preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land South of Mow Cop Road, Mow Cop**Deliverable site? SHELAA number: **NC80**Developable site Ward: **Newchapel & Mow Cop**Gross Site Area (Ha): **8.78**Estimated Potential Capacity: **281**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **281**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **7.02**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. The site is located in a parcel of Green Belt which makes a strong contribution to Green Belt purposes. Part of the site was formerly uses as a brickwork / landfill site. The site has access to some services and facilities. The site is a coal authority high risk area and a mineral safeguard area is on site. There are potential surface water flood risk impacts. The site is a mix of grade 4 and 5 agricultural land. The site is of scale in the open countryside with associated Green Belt impacts. The site is currently a non-preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4**Landscape Character: **East Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site is located in a parcel of Green Belt which makes a strong contribution to Green Belt purposes. The site is promoted for housing development. The site has access to some services and facilities. Development high risk area on site. Public right of way adjoins the southern boundary. The site is in a coal authority high risk area and a mineral safeguarded site. There is some uncertainty about highway access into the site and access points may require improvements due to their narrow character. The site is currently a non-preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **East Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

Constrained Access: Public Right of Way: Rural site outside development boundary Primary School: **<400m**Secondary School: **>1600m**College: **>1600m**GP Health Centre: **>1600m**Supermarket: **>1600m**Covenience Store: **<800m**Post Office: **>1600m**Hospital: **>1600m**Train Station: **>1600m**Bus Stop: **<400m**Town 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**Density applied (dph): **40**Site Gross Capacity: **6**Land Owner **Private**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **0**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This site reference relates to two sites that are in the Green Belt. The parcels of land to which the sites fall within make a moderate contribution to the Green Belt. The sites are disconnected from the urban area. The sites are in a rural area with poor access to a range and services. The site(s) are not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **North Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Kidsgrove urban area and functions as an informal green space. The mature trees and steep topography 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. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land at Liverpool Road (part of Birchenwood)
Kidsgrove (parcel 2)Deliverable site?

SHELAA number:

RC8

Developable site

Ward: Kidsgrove & Ravenscliffe

Gross Site Area (Ha):

0.38

Estimated Potential Capacity:

14

Greenfield or brownfield: Greenfield

Density applied (dph):

40

Site Gross Capacity:

14

Land Owner: Private

Developable Area Applied:

95%

Delivery Period:

0 - 5: 0

Site use: Woodland

Developable Area (Ha):

0.36

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Suitable

Employment Suitability: Unsuitable

Availability: Unavailable

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Kidsgrove urban area, and has a lapsed planning approval for residential development (Ref. 15/00818/FUL). There is a current planning application for 6 dwellings (Ref 22/00964/FUL) which has yet to be determined. The site is heavily wooded. Development high risk area on site. There is a surface water flood risk that would require mitigation. The site has access to a range of services and facilities. The site is a coal authority high risk area and a mineral safeguarded area on site. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 14 dwellings.

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

Agricultural Land Classification: Urban

Landscape Character: None - urban area

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 30 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area: On site

Accessibility

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

Primary School: <400m

Secondary School: <800m

College: >1600m

GP Health Centre: <800m

Supermarket: <400m

Covenience Store: >1600m

Post Office: <800m

Hospital: >1600m

Train Station: <800m

Bus Stop: <400m

Town Centre: <800m

Open Space: <400m

Site Details

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

0 - 5:	0
6 - 10:	61
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Newcastle urban area, and was formally used as a hotel and car park. A decision is pending for the planning approval of 48 dwellings (Ref. 22/00284/FUL). Estimated potential capacity is based on the SHELAA methodology until approval is granted. The site is predominantly surrounded by residential development making it unsuitable for employment development. The site has access to a range of services and facilities. The site is included as a preferred site in the Local Plan.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

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): **50**Site Gross Capacity: **1100**Land Owne **NuLBC**Developable Area Applied: **80%**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: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site promoted for housing development. Estimated potential capacity is based on the SHELAA methodology. Part of the site is identified in the Open Space Strategy 2022 with three typologies. This includes Amenity Greenspace (approximately 3.1ha), Natural and Semi-Natural Greenspace (approximately 3.1ha), and Provision for Children and Teenagers (0.4ha). A Biodiversity Alert Site (Bogs Wood) and Regionally Important Geological Structure (Job's Wood Quarry) is on site. Developable area calculation takes this into account. A Biodiversity Alert Site (Redheath Plantation) adjoins the western boundary. Keele Hall Registered Park and Gardens is in very close proximity to the site to the south. Estimated potential capacity calculation derived from the previous masterplan exercise as part of the Keele University Growth Corridor. It is assessed as having a moderate contribution to the Green Belt. The site has access to a range of services and facilities. Greenbelt site. As the land was previously a golf course it's relatively flat and developable, however it is overgrown and there are now a number of mature trees on site. Public right of way through

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site bordering Newcastle Urban area. The land is relatively flat however there are a number of mature trees on site. It is assessed as having a moderate contribution to the Green Belt. To the south is a residential area (Glenwood Close), access can be achieved via Glenwood close however access point is on a steep incline. Alternatively, this site can act as an extension to SP11, therefore an alternative access point. The site has access to some services and facilities. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 70 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Site at Gallowtree Roundabout, Silverdale**Deliverable site? SHELAA number: **SP14**Developable site Ward: **Silverdale**Gross Site Area (Ha): **10.68**Estimated Potential Capacity: **352**Greenfield or brownfield **Greenfield**Density applied (dph): **50**Site Gross Capacity: **352**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **7.03**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site is located within the northern boundary. Developable area calculation takes this into account. The site has limited access to some services and facilities. Sloping topography, development high risk areas and overhead power line on site. It is assessed as having a moderate contribution to the Green Belt. Potential access can be gained along Park Road, but this is narrow. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

0 - 5:	0
6 - 10:	12
11 - 15:	0

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is brownfield, located within the Newcastle urban area, and promoted for housing development. Site promoter proposes 12 affordable units. Estimated potential capacity reflects this. The site has a lapsed planning approval for 4 dwellings (Ref. 14/00886/OUT). The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Suitable for housing with access points on Cheddar Drive. The site has limited access to a range of services and facilities. On a slight incline but this would not affect development. Requires demolition of existing properties. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 12 dwellings (net gain of 8 dwellings).

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Site at St Luke's Close, Silverdale**Deliverable site? SHELAA number: **SP22**Developable site Ward: **Silverdale**Gross Site Area (Ha): **0.7**Estimated Potential Capacity: **36**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **36**Land Owner **Aspire Housing**Developable Area Applied: **85%**Delivery Period: **0 - 5: 0**Site use: **Open space**Developable Area (Ha): **0.6**Call for Site:

6 - 10:	36
11 - 15:	0

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This brownfield site is located within Newcastle urban area, and promoted for housing development. The site promoter proposes 51 units. There are 15 existing units on site which would be demolished, resulting in a net gain of 36 units. Estimated potential capacity reflects this. The site is surrounded by residential development which makes the site unsuitable for employment development but suitable for housing. No topographical issues. Access points along St Luke's close. The site is in close proximity to Silverdale Conservation Area. The site has access to some services and facilities. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 36 dwellings.

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

Heritage:

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

Physical Environment

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

Accessibility

Constrained Access: Public Right of Way: Rural site outside development boundary Primary School: **<800m**Secondary School: **>1600m**College: **<1600m**GP Health Centre: **<800m**Supermarket: **>1600m**Covenience Store: **<1600m**Post Office: **<800m**Hospital: **>1600m**Train Station: **>1600m**Bus Stop: **<400m**Town Centre: **>1600m**Open Space: **<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): **50**Site Gross Capacity: **208**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **4.15**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. The land is flat. A Biodiversity Alert Site adjoins part of the eastern boundary. The neighbouring Walley's Quarry Landfill on the other side of Cemetery Road could raise amenity and environmental concerns. Access onto the site from Park Drive is a single lane and has no footpaths or street lighting. Furthermore, access onto Park Drive from Cemetery Road is on a bend so would require junction improvements. The site has access to some services and facilities. Public right of way adjoins the eastern boundary. It is assessed as having a moderate contribution to the Green Belt. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 200 dwellings.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land south of Newcastle Golf Club, Whitmore Road**Deliverable site? SHELAA number: **TB19**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **45.44**Estimated Potential Capacity: **550**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **550**Land Own **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **36.35**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

This is a Green Belt site bordering Newcastle urban area. It is being 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) however the 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. Access points along Whitmore Road but may require junction improvements. No topographical issues however mature trees and an overhead pylon present on site, which site promotor has addressed in site plans. It is assessed as having a moderate contribution to the Green Belt. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 550 dwellings. The site should provide defensible boundaries with the Green Belt and take account of Pie Rough in the site. It should also provide sustainable linkages to Keele University.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Newcastle urban area, and promoted for housing development and open space. The land is flat and is in close proximity to existing residential development. It is also close to Whalley's Quarry which would could raise visual amenity concerns. A small part of the site within the eastern boundary is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The developable area takes this into account. Flood zones 2 and 3 are confined to a very small area within the north-western boundary. Developable area calculation takes both of these into account. The site has access to some services and facilities. Access points along Galingale View. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 120 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land north of Butt's Walk, Gallowstree Roundabout**Deliverable site? SHELAA number: **TB24**Developable site Ward: **Thistleberry**Gross Site Area (Ha): **2.16**Estimated Potential Capacity: **69**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **69**Land Own **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **1.73**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

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. Steep topography presents difficulties with development and close proximity to roundabout from Gallowstree Lane makes it constrains access. The site has access to some services and facilities. Sloping topography on site. It is assessed as having a moderate contribution to the Green Belt. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Urban** Landscape Character: **Keele Ancient Redland Farmlands**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle**

Deliverable site?

SHELAA number: **TB6**

Developable site

Ward: **Thistleberry**

Gross Site Area (Ha): **0.34**

Estimated Potential Capacity: **13**

Greenfield or brownfield **Brownfield**

Density applied (dph): **40**

Site Gross Capacity: **13**

Land Owner **Private**

Developable Area Applied: **95%**

Delivery Period: **0 - 5: 0**

Site use: **Former pub site, vacant land**

Developable Area (Ha): **0.32**

Call for Site:

6 - 10: 13

11 - 15: 0

Summary Comments

Housing Suitability: **Suitable**

Employment Suitability: **Unsuitable**

Availability: **Available**

Achievability: **Achievable**

Viability: **Viable**

Does the site have planning approval for housing

Does the site have planning approval for employment

The site is located within the Newcastle urban area. Sloping topography on site, however given there is surrounding development, this would not restrict development. The site is brownfield however the eastern region is over grown. Site is surrounded by residential area. Access points along Wain Avenue and Orme Road. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 13 dwellings.

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

Carbon Capture Site

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio

Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland:

Agricultural Land Classification **Urban**

Landscape Character: **None - urban area**

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: **None**

Flood Zone

Flood Zone

Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns

Mineshafts:

Adverse topography

Mineral Safeguard Area **Partially on site**

Accessibility

Constrained Access:

Public Right of Way:

Rural site outside development boundary

Primary School: **<800m**

Secondary School: **<800m**

College: **<800m**

GP Health Centre: **<800m**

Supermarket: **<800m**

Covenience Store: **<400m**

Post Office: **<1600m**

Hospital: **>1600m**

Train Station: **>1600m**

Bus Stop: **<400m**

Town Centre: **<1600m**

Open Space: **<400m**

Site Details

Site address: **Marsh Parade, Newcastle (former Zanzibar night club)** Deliverable site?
SHELAA number: **TC22** Developable site

Ward: **Town** Gross Site Area (Ha): **0.35** Estimated Potential Capacity: **70**
Greenfield or brownfield **Brownfield** Density applied (dph): **50** Site Gross Capacity: **70**
Land Owner **Aspire Housing** Developable Area Applied: **95%** Delivery Period: **0 - 5: 0**
Site use: **Former nightclub / car park** Developable Area (Ha): **0.33** Call for Site: **6 - 10: 70**
11 - 15: 0

Summary Comments

Housing Suitability: **Suitable** Employment Suitability: **Unsuitable**
Availability: **Available** Achievability: **Achievable** Viability: **Viable**
Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located within the urban area, and in close proximity to Newcastle Town Centre with access to services and facilities. This includes open space, GP, post office, primary school, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site promoter proposes 69 apartments. Estimated potential capacity reflects this. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average', and recognises the site's potential for mixed use development. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities. The site is included as a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located within the urban area, and in close proximity to Newcastle Town Centre with access to services and facilities. This includes open space, GP, post office, primary school, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Information provided indicates the site is up for sale. The site has access to a range of services and facilities. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 10 dwellings.

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **York Place, Newcastle Town Centre**Deliverable site? SHELAA number: **TC45**Developable site Ward: **Town**Gross Site Area (Ha): **0.3**Estimated Potential Capacity: **15**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **15**Land Owner **Private**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Retail**Developable Area (Ha): **0.29**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is located within the Newcastle urban area (Newcastle town centre) and is being considered as part of a masterplan exercise for retail and employment (office) development. The site falls within the Newcastle Town Centre Conservation Area, and is surrounded by listed buildings and locally important building and structures. The site also falls within an Air Quality Management Area, and has access to a range of services and facilities. The site is included as a preferred site in the Local Plan and proposed to be allocated for employment uses.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Urban**Landscape Character: **None**

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address:

Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road

Deliverable site?

SHELAA number:

TC7

Developable site

Ward: Town

Gross Site Area (Ha):

1.92

Estimated Potential Capacity: 75

Greenfield or brownfield

Brownfield

Density applied (dph):

50

Site Gross Capacity: 75

Land Owne NuLBC

Developable Area Applied: 85%

Delivery Period: 0 - 5: 0

Site use: Former offices and car park

Developable Area (Ha): 1.63

Call for Site:

6 - 10: 75

11 - 15: 0

Summary Comments

Housing Suitability: Suitable

Employment Suitability: Suitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

A brownfield site located within the urban area of Newcastle Town Centre with access to a range of services and facilities. This includes open space, GP, post office, primary and secondary school, college, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (Ref. 21/00283/DEM). Site status complete as of 31/03/2022. The site has previously been subject to a masterplan exercise, and its future uses are currently under consideration. The site promotor proposes 90 units with the estimated potential capacity reflecting this. The Economic Needs Assessment grades the site as 'good', and recognises the site's potential for mix use development (employment and housing). Part of the site falls within the Newcastle Town Centre Conservation Area. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. The site is included as a preferred site in the Local Plan and proposed to be allocated.

Planning and Sustainability

Green Belt:

Green Belt Assessment:

Playing Pitch Strategy:

Open Space Strategy:

Economic Needs Assessment: Good

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

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

Agricultural Land Classification Urban

Landscape Character: None - urban area

Heritage:

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

Physical Environment

Could development have adverse environmental impact

Surface Water Flood Risk: 1 in 100 years

Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography

Mineral Safeguard Area Partially on site

Accessibility

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

Primary School: <400m

Secondary School: <800m

College: <800m

GP Health Centre: <400m

Supermarket: <400m

Covenience Store: <400m

Post Office: <400m

Hospital: <1600m

Train Station: >1600m

Bus Stop: <400m

Town Centre: <400m

Open Space: <400m

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site makes a strong contribution to Green Belt purposes. The site borders the Talke urban area. Talke Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable access because it has public footpaths and street lighting. Audley Road does not. The site has access to some services and facilities. The site is in a coal authority high risk area. There are commercial uses along Pit Lane. The site is grade 3 in terms of agricultural land classification. The site is considered a preferred site and is proposed to be allocated for around 170 dwellings.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site makes a weak contribution to Green Belt purposes. Site consists of grade 4 / 5 agricultural land. There is historic contamination due to the historic landfill site at Talke Road that may require further consideration and mitigation. There is a public footpath to the rear of 129 St Martins Road which provides a connection to the A34. The site has access to some services and facilities. The site is in a coal authority high risk area. The site is considered a preferred site and is proposed to be allocated for around 40 dwellings.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Jamage South, Land North of A500**Deliverable site? SHELAA number: **TK18**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **32.51**Estimated Potential Capacity: **1040**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **1040**Land Owne **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **26.01**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

A greenfield site that makes a strong contribution to Green Belt purposes. The site borders the Kidsgrove urban area and Jamage Industrial Estate. The surrounding character is a mix of commercial and employment uses. 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. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 30 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site consists of Grade 3 agricultural land. The site adjoins Kidsgrove along its northern boundary. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site promoter proposes access from Coppice Road however a section of Coppice Road to the west of the site has no footpaths or street lighting. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site slopes from the north. The site has a limited access to a range of services and facilities. There is a surface water flood risk on site that would require mitigation. There are mature trees present on the site. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land South of Audley Road and West of Pit Lane** Deliverable site? SHELAA number: **TK25** Developable site

Ward: **Talke & Butt Lane** Gross Site Area (Ha): **22.79** Estimated Potential Capacity: **729**
Greenfield or brownfield **Greenfield** Density applied (dph): **40** Site Gross Capacity: **729**
Land Owner **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**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site borders the Kidsgrove urban area. A site of biological importance, local nature reserve and ancient woodland (Parrot's Drumble) adjoins the south western boundary. The suggested access is via Audley Road which is narrow and is without footpaths or street lighting. Pit Lane could provide an alternative access. There are overhead power lines on site. The site has poor access to a range of services and facilities. The site is grade 3 and 4 agricultural land. The site is a coal authority high risk area. The site is not currently a preferred site in the Local Plan.

Planning and Sustainability

Green Belt: Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average** Low Zero Carbon Opportunities **More / less constrained**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservation Regional Important Geological Site Tree Preservation Order Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 3 and 4** Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 100 years** Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site consists of a mix of grade 1,2 or 3 agricultural land. Access could be taken from Coppice Road or Merelake Road. There are no environmental or heritage assets within or immediately adjacent to the site. The site slopes gradually down from the north to the west. The site has predominately durable boundaries (for example Merelake Road to the south) with the countryside apart from the western boundary which would need to be strengthened to create a new durable Green Belt boundary. The site is considered a preferred site and is proposed to be allocated for around 90 dwellings.

Planning and Sustainability

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

Low Zero Carbon Opportunitie

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

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

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability: Does the site have planning approval for housing Does the site have planning approval for employment

The Council has not come to a view on the site and is seeking comments through the Local Plan consultation to inform the Regulation 19 version of the Plan. The site has been assessed through the Strategic Employment Site Assessment Report.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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

Site Details

Site address: **Land North of Peacock Hay Road, Chatterley Valley**Deliverable site? SHELAA number: **TK45**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **6.65**Estimated Potential Capacity: **165**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **165**Land Owner **Private**Developable Area Applied: **80%**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **4.12**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site is located in a parcel of Green Belt which makes a strong contribution to Green Belt purposes. The site is promoted for employment development. Part of the site is identified as a high quality / high value Park and Garden 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. The site is a surface water flood risk. 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. The site is currently not a preferred site in the Local Plan.

Planning and Sustainability

Green Belt: Green Belt Assessment: **Strong**Playing Pitch Strategy: Open Space Strategy: **Park and Garden**Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **Unsuitable / more / less constrained**

Natural Environment

Local Nature Reserve Special Protection Area Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4** Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

Site address: **Jamage North, Reclamation Land, Talke**Deliverable site? SHELAA number: **TK46**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **8.26**Estimated Potential Capacity: **187**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **187**Land Owne **SCC**Developable Area Applied: **80**Delivery Period: **0 - 5: 0**Site use: **Agriculture**Developable Area (Ha): **4.67**Call for Site: **6 - 10: 0****11 - 15: 0**

Summary Comments

Housing Suitability: **Unsuitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Acheivable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site makes a strong contribution to Green Belt purposes. A Green Belt site disconnected from the Newcastle and Talke urban area. The site is promoted for housing development. Ancient woodland (Parrot's Drumble) is confined within the north-western boundary. Part of the site is also heavily wooded. Developable area calculation takes this into account. A500 adjoins the southern boundary which could raise amenity concerns. Proposed access to the site is via Jamage Road which is a single laned track with no public footpaths or street lighting. Public right of way adjoins the western boundary. The site has access to some services and facilities. Development high risk areas on site. The site is not currently a preferred site in the Local Plan.

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 Carbon Capture Site SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance: Special Area of Conservatio Regional Important Geological Site Tree Preservation Orde Heavily Wooded Ancient Woodland: Agricultural Land Classification **Grade 4**Landscape Character: **South Kidsgrove Coalfield Farmlands**

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area **None**

Accessibility

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

Site Details

Site address:

Land North of Talke Roundabout / Peakcock Hey Road, Chatterley ValleyDeliverable site?

SHELAA number:

TK47

Developable site

Ward: Talke & Butt Lane

Gross Site Area (Ha): 21.14

Estimated Potential Capacity: 627

Greenfield or brownfield Greenfield

Density applied (dph): 40

Site Gross Capacity: 627

Land Owner Private

Developable Area Applied: 80%

Delivery Period: 0 - 5: 0

Site use: Agriculture

Developable Area (Ha): 15.67

Call for Site:

6 - 10: 0

11 - 15: 0

Summary Comments

Housing Suitability: Unsuitable

Employment Suitability: Unsuitable

Availability: Available

Achievability: Achievable

Viability: Viable

Does the site have planning approval for housing Does the site have planning approval for employment

The site is a greenfield site and also in the Green Belt. The site makes a strong contribution to Green Belt purposes. 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. 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. The site is not currently a preferred site in the Local Plan.

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

Agricultural Land Classification Grade 4 Landscape Character: South Kidsgrove Coalfield Farmlands

Heritage:

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

Physical Environment

Could development have adverse environmental impact Surface Water Flood Risk: 1 in 1000 years Flood Zone Flood Zone Air Quality Management Area Coal Authority High Risk Area Do surrounding uses raise amenity concerns Mineshafts: Adverse topography Mineral Safeguard Area None

Accessibility

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

Primary School: <1600m Secondary School: >1600m College: >1600m GP Health Centre: <1600m

Supermarket: >1600m Convenience Store: >1600m Post Office: <1600m Hospital: >1600m

Train Station: >1600m Bus Stop: <800m Town Centre: >1600m Open Space: <400m

Site Details

Site address: **Site at Coalpit Hill, Talke**Deliverable site? SHELAA number: **TK6**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **0.46**Estimated Potential Capacity: **15**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **15**Land Owne **SCC**Developable Area Applied: **95%**Delivery Period: **0 - 5: 0**Site use: **Former school playing field**Developable Area (Ha): **0.37**Call for Site: **6 - 10: 15****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**Does the site have planning approval for housing Does the site have planning approval for employment

Site formerly in educational use (as a playing field, last used in 2018) and is adjacent to a business centre. The site is bounded by trees and mature hedgerows. Access would be required to be taken from Coalpit Hill. The site is located in the urban area and promoted for housing development. The Economic Needs Assessment grades the site as 'average' and notes that it would be better suited for residential development. The site has limited access to a range of services and facilities but has access to a bus stop within 800m. The site is in a coal authority high risk area and a mineral safeguarded area is partially on site. There is a risk of surface water flooding on site which would require mitigation. The site is within an existing residential setting and is included as a preferred site in the Local Plan and proposed to be allocated for around 10 dwellings.

Planning and Sustainability

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

Natural Environment

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

Heritage:

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

Physical Environment

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

Accessibility

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