

Newcastle-under-Lyme Council

Green Belt Site Review

Consolidated Report

Reference: Final for Issue

| 16 July 2024

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Job number 294517-00

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Document Verification

Project title Green Belt Site Review
Document title Consolidated Report
Job number 294517-00
Document ref
File reference

Revision	Date	Filename			
1	13/05/24	Description	Draft for Issue		
			Prepared by	Checked by	Approved by
		Name	AO	JHB	JHB
		Signature			
2	04/07/24	Filename			
		Description	Draft for Issue v2		
			Prepared by	Checked by	Approved by
		Name	AO	JHB	JHB
		Signature			
3	16/07/24	Filename			
		Description	Final for Issue		
			Prepared by	Checked by	Approved by
		Name	AO	JHB	JHB
		Signature			

Issue Document Verification with Document

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1. Introduction

1.1 Overview

In March 2024, Ove Arup & Partners ('Arup') was commissioned by Newcastle-under-Lyme Council ('the Council') to prepare additional Green Belt evidence to accompany their emerging Local Plan (Regulation 19).

Arup has undertaken a number of Green Belt Reviews for the Council consisting of the following:

- Newcastle-under-Lyme and Stoke-on-Trent Green Belt Assessment Part 1 (November 2017);¹
- Newcastle-under-Lyme and Stoke-on-Trent Green Belt Assessment Part 2 (2019-20) consisting of a Green Belt Site Review,² Exceptional Circumstances Review³ and Green Belt Village Study⁴; and
- Newcastle-under-Lyme Green Belt Review Part 3 (2023) consisting of advice on safeguarded land, compensatory improvements, and exceptional circumstances, plus additional Green Belt site assessments.⁵

The Part 1 and Part 2 reviews considered the previous joint planning area of Newcastle-under-Lyme and Stoke-on-Trent City Council (the draft Joint Local Plan). In January 2021, the two authorities ceased work on the Joint Local Plan and agreed to develop Local Plans individually. The Part 3 review was therefore undertaken for Newcastle-under-Lyme Council.

This report consolidates all of the previous Green Belt site review assessments which have been completed at the various stages after the publication of the Part 1 Green Belt Assessment in November 2017. The methodology for the site review process was developed as part of the Green Belt Assessment Part 2 and the same methodology was applied to the subsequent assessments with a site visit of each site undertaken.

These assessments reflect Arup's own independent interpretation of available evidence, and this is without prejudice to any similar assessment made elsewhere as part of the formulation of the Local Plan evidence base, including the SHELAA. It should be noted that the figures included as part of the site capacity information within the site review proformas (Appendix F) represent a best estimate indication (taking account of density assumptions etc). As such, this might not match the figures presented in other aspects of the Local Plan evidence base, or indeed the emerging Local Plan itself. Similarly, for the site area information presented in the site review proforma, there may be in some cases slight variations in drafting which mean that the figure may not perfectly align with the figures presented elsewhere.

The purpose of this report is as follows:

- Review the previously agreed methodology to ensure that the method remains robust and relevant against any changes to national policy, guidance and case law since the method was established.
- Undertake a number of additional Green Belt assessments (this includes new sites, previously assessed sites with revised boundaries, and previously assessed sites where circumstances have changed).
- Consolidate all of the previous Green Belt site review assessments to ensure they are all in one place and can be easily located and viewed. This report therefore supersedes the previous Green Belt Site Review document from the Green Belt Assessment Part 2 and Section 5 of the Green Belt Review Part 3. The assessments have been directly copied across into this report and no changes have been made to them

¹ <https://www.newcastle-staffs.gov.uk/downloads/file/900/green-belt-assessment-part-1-2017->

² <https://www.newcastle-staffs.gov.uk/downloads/file/752/green-belt-part-2-assessment-study>

³ <https://www.newcastle-staffs.gov.uk/downloads/file/753/exceptional-circumstances-review>

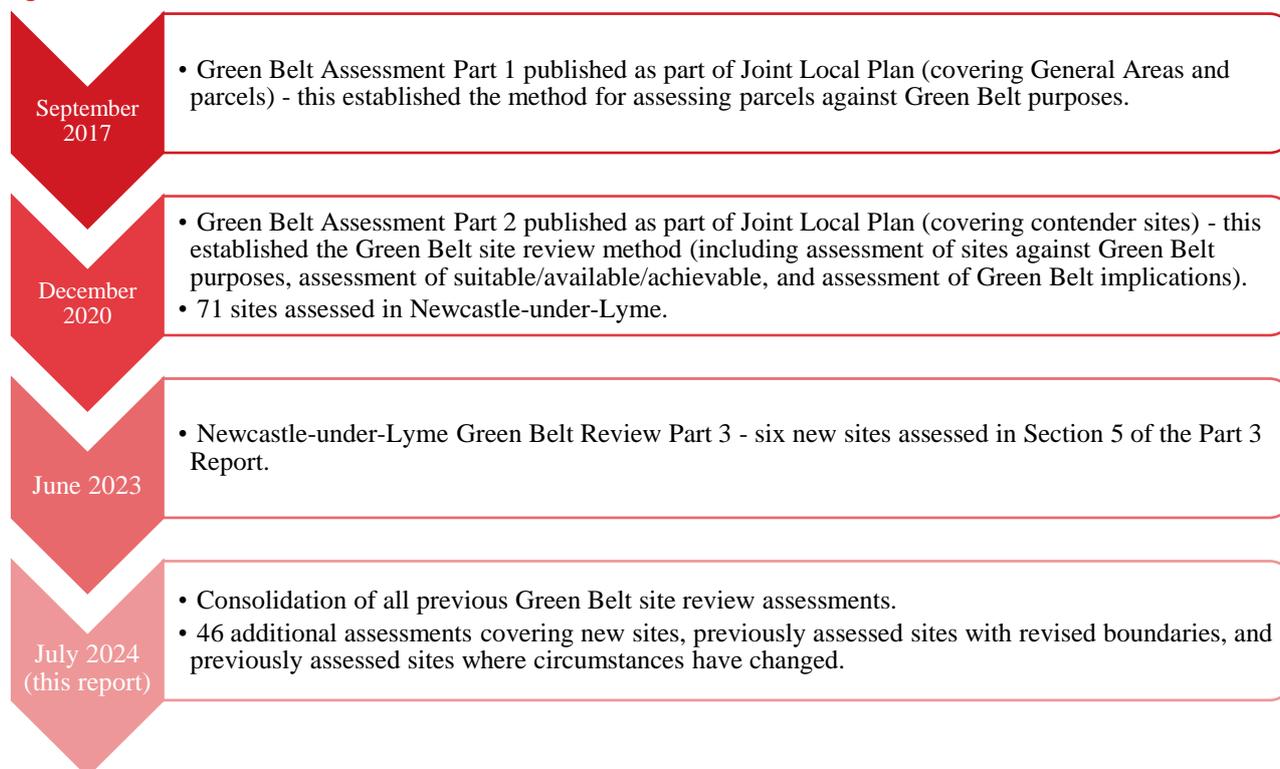
⁴ <https://www.newcastle-staffs.gov.uk/downloads/file/754/green-belt-village-full-report>

⁵ <https://www.newcastle-staffs.gov.uk/downloads/file/1843/green-belt-assessment-part-3->

apart from where an error has been identified and has been corrected. Where this has occurred, this has been made clear in the assessment.

The timeline below sets out the various stages at which the sites were assessed. These stages are important as the site review process represents an assessment at a point in time.

Figure 1. Green Belt Site Review Timeline



1.2 Additional Site Assessments

There are 46 additional Green Belt site assessments which have been undertaken at this stage of the process. These sites include new sites, previously assessed sites with revised boundaries, and previously assessed sites where circumstances have changed. The reason for assessing each of these sites is set out in Table 1 below. The sites are shown on the site plans included in Appendices B and C. The findings of these assessments are shown in the full Green Belt Sites Assessed List in Section 4 with the assessment tables and proformas included in Appendix D and F respectively.

Table 1. Additional assessments undertaken as part of this report

	Site Reference	Address	Reason for assessment
1	AB2A	Land adjoining corner of A500 and M6 southbound	Previously assessed site with revised boundaries
2	AB16	Land off Boyles Hall Road, Bignall End	New site
3	AB24	Land at Barthomley Road, Audley	New site
4	AB30A	Land between Bignall End and Boon Hill, Audley	Previously assessed site with revised boundaries
5	AB33A	Land off Nantwich Road / Park Lane (1) Audley	Previously assessed site with revised boundaries
6	AB72	Land East of Wereton Road, Audley	New site

Site Reference	Address	Reason for assessment
7 AB73	Land West of Wereton Road, Audley	New site
8 AB75	Land west of Bignall End Road	New site
9 AB77	Corner House Farm, Alsager Road, Audley	New site
10 AB78A	Land North of Cross Lane, Audley	Previously assessed site with revised boundaries
11 AB79A	Land South of Cross Lane, Audley	Previously assessed site with revised boundaries
12 BL31	Woodlands Farm, Church Lawton	New site
13 CT1A	Land at Red Street and High Carr Farm, Chesterton	Previously assessed site with revised boundaries
14 CT25A	Land off Audley Rd, Chesterton	Previously assessed site with revised boundaries
15 HD10	Land South of Apedale Road, Holditch	New site
16 HM4	Land corner of Main Road and Checkley Lane, Wrinehill	New site
17 HM20	Land off Crackley Lane, Audley	New site
18 HM29	Lord Nelson Farm, Wrinehill	New site
19 HM62	Land south of Blackbank Road, Alsagers Bank	New site
20 HM66	Land South of Hougher Wall Road, Audley	New site
21 KL12	Land north of Keele University, Keele	New site
22 KL14	Land South-East of Keele University	Re-evaluation of site due to changes in circumstances – development has taken place on the site since the previous assessment was undertaken therefore it is necessary to re-evaluate the site.
23 KL15	Land South of A525 between Keele University and Newcastle	Re-evaluation of site due to changes in circumstances – no change to site however development has taken place on land adjacent to the site therefore it is necessary to re-evaluate the site.
24 KL20	Land South of Pepper Street, Keele	New site
25 KL21A	Land South of A525 and either side of Quarry Bank Rd, Keele	Previously assessed site with revised boundaries

Site Reference	Address	Reason for assessment
26 LW5	Land adjacent to Coneygreave Lane, Baldwin's Gate	Re-evaluation of site due to changes in circumstances – it was previously recommended that the site was excluded from the process as the majority of the site was within the High Speed Rail 2 (HS2) Phase 2a Safeguarding Area. In January 2024, the Government announced that safeguarding of land and property was removed from the majority of the now cancelled HS2 Phase 2a route. ⁶ In light of this change, it is necessary to re-evaluate the Green Belt Site Review proforma. The assessment against Green Belt purposes did not refer to HS2 Phase 2a and it is not necessary to re-evaluate this element.
27 LW7	Land off Whitmore Road	New site
28 Madeley High School Extension	Land adjacent to Madeley High School.	New site
29 MD12A	Land Area 2 at Marley Eternit Tiles, Madeley Heath	Previously assessed site with revised boundaries
30 MD18	Land West of Furnace Lane, Madeley	New site
31 MD19	Land East of Furnace Lane, Madeley	New site
32 MD56	Land off Heighley Castle Way, Madeley	New site
33 NC77	Bent Farm, Newchapel	New site
34 NC78	Land South of Pennyfield Road, Newchapel	New site
35 NC80	Land south of Mow Cop Road, Mow Cop	New site
36 NC81	Mellors Bank, Mow Cop Road, Mow Cop	New site
37 NC83	Blue Pot Farm, Alderhay Lane, Rookery	New site
38 SP11A	Former Keele Municipal Golf Course	Previously assessed site with revised boundaries
39 SP11B	Former Keele Municipal Golf Course	Previously assessed site with revised boundaries
40 SP12	Site off Glenwood Close, Silverdale	New site
41 SP23	Land at Cemetery Road / Park Lane	New site
42 TK29	Land at the end of Oak Tree Lane, Talke	New site
43 TK30	Land off Talke Road and A500, Talke	New site

⁶ The exception to this is some limited land on the boundary between Phase One and Phase 2a, and limited land that will be required to redesign Handsacre junction.

Site Reference	Address	Reason for assessment
44 TK45	Land North of Peacock Hay Road, Chatterley Valley	New site
45 TK46	Jamage North Reclamation Site, Talke	New site
46 TK47	Land North of Peacock Hay Road, Chatterley Valley	New site

1.3 Structure of the Report

This report is structured as follows:

- Section 2 sets out the latest national policy, guidance and case law relevant to Green Belt reviews and assessments. It considers whether there have been any changes to national policy, guidance and case law since the method was established which may necessitate changes to the method.
- Section 3 sets out the methodology for the Green Belt site review assessment process. An example Green Belt Site Review proforma is included at Appendix A.
- Section 4 provides a table listing all of the Green Belt sites that have been assessed at various points in time. The table sets out the site reference and address, the assessment findings, and the date of the assessment. Individual site plans are included in Appendix B with further site plans included in Appendix C. These site plans consolidate all of the sites which have been assessed. The detailed assessment tables covering the Green Belt purpose assessments are included in Appendix D with a choropleth map showing the outcomes of the assessments included in Appendix E. The Green Belt site review proformas are included in Appendix F.

2. National Policy, Guidance and Case Law

2.1 Overview

This section provides a review of the latest national planning policy, guidance and case law relevant to Green Belt reviews and assessments. It draws on the updated National Planning Policy Framework (NPPF) (December 2023) and Planning Practice Guidance (PPG). It also considers relevant recent case law that has emerged since the previous studies were undertaken.

It is noted that the Green Belt Assessment Part 2 was prepared in the context of the NPPF published in February 2019 and PPG published in March 2019. Comparisons between the latest versions of the NPPF and PPG will be made against the 2019 versions in order to identify whether any potential changes to the previously agreed methodology are required.

2.2 National Policy and Guidance

2.2.1 Green Belt

The latest version of the NPPF was published in December 2023. Paragraphs 142 and 143 set out the role and purpose of the Green Belt:

'142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'.*

Paragraph 145 relates to exceptional circumstances. This paragraph was changed in the 2023 NPPF compared to the previous 2019 version. The latest policy wording confirms there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared. It states:

'Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through nonstrategic policies, including neighbourhood plans'.

Paragraph 146 emphasises that before concluding that exceptional circumstances exist, the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. In order to demonstrate this, the strategy should do the following:

- 'a) makes as much use possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*

c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground’.

Paragraph 147 requires the need to promote sustainable patterns of development to be taken into account when drawing up or reviewing Green Belt boundaries. It also states:

‘Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and / or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land’.

When defining Green Belt boundaries, Paragraph 148 requires plans to:

‘a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;

b) not include land which it is unnecessary to keep permanently open;

c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent’.

The PPG section on Green Belt at Paragraph 001 sets out the factors to take into account when considering the potential impact of development on the openness of the Green Belt. It states:

“Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- the degree of activity likely to be generated, such as traffic generation.”* (Reference ID: 64-001-20190722. Revision date: 22 07 2019)

In December 2023, an additional question was inserted into PPG in relation to the type of development that can take place on brownfield land in the Green Belt. The PPG refers to the NPPF policy on proposals affecting previously developed land within the Green Belt, and circumstances in which development may not be inappropriate. The Framework indicates that certain other forms of development are also ‘not inappropriate’ in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction⁷.

⁷ Paragraph: 004 Reference ID: 64-004-20231219 (Revision date: 19 12 2023)

2.2.2 Site Selection/Site Review

The NPPF and PPG both identify the concepts of suitable, available and achievable as forming the relevant criteria against which to assess whether sites are deliverable and developable. As such, these form central elements of the site review methodology. This section considers how these concepts are defined in the NPPF and PPG.

Paragraph 69 of the NPPF states:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- (a) specific, deliverable sites for 5 years following the intended date of adoption; and*
- (b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”*

The term deliverable is defined in the NPPF Glossary in Annex 2, as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.”*

The term developable is defined in the NPPF Glossary as follows: *“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

Whilst paragraph 69 of the NPPF relates to housing, the concepts of suitable, available and achievable is also relevant to the identification of land for other uses. The PPG section on the ‘Housing and Economic Land Availability Assessment’ (HELAA) provides further guidance on this. Paragraph 017 of the PPG sets out the factors to be considered as to whether sites are likely to be developed. It states: *“Plan-makers will need to assess the suitability, availability and achievability of sites, including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period.”* (Reference ID: 3-017-20190722. Revision date: 22 07 2019).

Suitability

At Paragraph 018, the HELAA section of the PPG sets out the factors to be considered when assessing suitability. It states: *“A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.”* (Reference ID: 3-018-20190722. Revision date: 22 07 2019).

Paragraph 018 notes that plan-makers may wish to consider information collected as part of the initial site survey. Paragraph 015 lists the following information which could be recorded during the site survey:

- *“site size, boundaries, and location;*
- *current land use and character;*

- *land uses and character of surrounding area;*
- *physical constraints (eg access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);*
- *potential environmental constraints;*
- *consistency with the development plan's policies;*
- *proximity to services and other infrastructure, such as public transport;*
- *where relevant, development progress (eg ground works completed, number of units started, number of units completed); and*
- *initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.”* (Reference ID: 3-015-20190722. Revision date: 22 07 2019)

Availability

PPG sets out the factors to be considered when assessing availability. Paragraph 019 of the HELAA section states that:

“A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.” (Reference ID: 3-019-20190722. Revision date: 22 07 2019)

Achievability

As set out above, the NPPF in Annex 2 (Glossary) sets out the definition of deliverable.

Paragraph 020 of the HELAA section of PPG sets out the factors to be considered when assessing achievability including whether the development of the site is viable. It states: *“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”* (Reference ID: 3-020-20190722. Revision date: 22 07 2019).

The PPG section relating to viability confirms it is not necessary for all sites to be tested individually to assess the viability of plans. Paragraph 003 states that, *“Plan makers can use site typologies to determine viability at the plan making stage. Assessment of with samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.”* (Reference ID: 10-003-20180724. Revision date: 24 07 2018).

Overcoming Constraints

Where constraints that impact on suitability, availability and achievability have been identified, Paragraph 021 of the HELAA section of PPG advises that *“...the assessment will need to consider what action could be taken to overcome them.”* (Reference ID: 3-021-20190722. Revision date: 22 07 2019).

2.3 New Legislation and Transitional Arrangements

2.3.1 Levelling Up and Regeneration Act (LURA) (October 2023) and Transitional Arrangements for Implementation

Following the publication of the Planning for the Future White Paper (August 2020) and the Levelling Up White Paper (February 2022), the Government published the Levelling-up and Regeneration Bill and accompanying policy paper in May 2022. The Levelling Up and Regeneration Bill received Royal Assent on 26 October 2023. The Act proposes significant reforms to the planning system and will have significant implications for how plans are prepared. However, at the time of writing, much of the Act remains subject to secondary Regulations and policy to support implementation which is due by Autumn 2024.

To that end, the Department for Levelling Up, Housing and Communities firstly launched the ‘Levelling-up and Regeneration Bill: Reforms to national policy’ in December 2022 followed by the ‘Consultation on implementation of plan-making reforms’ in July 2023. Whilst these consultations do set out significant policy proposals related to the process of plan-making, they are particularly important in relation to the transitional policy arrangements for implementation of the LURA.

In terms of the transitional arrangements, Chapter 9 of the December 2022 consultation ‘Levelling-up and Regeneration Bill: reforms to national planning policy’ initially noted that “*Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework.*”

Paragraph 235 of the July 2023 Consultation confirmed these intentions, stating that: “*We confirm our intention that the latest date for plan-makers to submit local plans, minerals and waste plans, and spatial development strategies for examination under the current system will be 30 June 2025. We also confirm our intention that those plans will, in general, need to be adopted by 31 December 2026.*”

Whilst the proposed changes could have significant implications for plan-making generally, the Council intends to submit the new Local Plan for examination by 30 June 2025 and it will therefore be examined against the existing Local Plan 2012 Regulations.

2.3.2 Local Nature Recovery Strategies and Green Belt

In November 2021 the Environment Act became law across the UK, albeit only some parts of it apply in one or more jurisdictions.

Local Nature Recovery Strategies (LNRS) are introduced for England in Section 104. LNRS will set out a statement of biodiversity priorities for the strategy area and respond to Secretary of State’s advice on areas which could be of greater importance for biodiversity, or which could contribute to the establishment of a network of areas across England. The Government has identified 48 strategy areas which cover the whole of England with no gaps or overlaps. The Secretary of State for Environment, Food and Rural Affairs has appointed ‘responsible authorities’ to lead the preparation of the strategy for each area. Newcastle-under-Lyme is located within strategy area 18 (Staffordshire and Stoke-on-Trent) where the responsible authority is Staffordshire County Council.⁸

The LNRS Statutory Guidance (March 2023)⁹ at paragraph 82 states that: “*If a responsible authority has Green Belt in their area, they should actively seek to target areas that could become of particular importance inside the Green Belt. This supports the government’s intention for Green Belts to provide multiple benefits, including nature recovery and increased public access to nature. Similarly, responsible*

⁸ https://assets.publishing.service.gov.uk/media/649db1de45b6a2000c3d45bf/Map_of_local_nature_recovery_strategy_areas_and_responsible_authorities.pdf

⁹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1146160/Local_nature_recovery_strategy_statutory_guidance.pdf

authorities should also look for areas that could become of particular importance near to people's homes to improve public access to nature, biodiversity, and environmental benefits."

It is not envisaged that the LNRS will have any direct implications for the Green Belt review.

2.4 Case Law

Latest case law relevant to this study focuses on the definition of openness. The Green Belt Assessment Part 1 (November 2016) on p36 refers to the case of *Turner v SSCLG* [2016] EWCA Civ 466. This case established the principle that openness has both a spatial and a visual dimension. The Judge stated that the concept of 'openness' is not "*narrowly limited to [a] volumetric approach...visual impact is implicitly part of the concept of 'openness of the Green Belt.'*"

More recently, the Supreme Court case of *R (on the application of Samuel Smith Old Brewery) v North Yorkshire County Council* [2020] UKSC 3 considered the concept of openness. The Judge concluded:

"[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector" [Paragraph 25] ... "...There was no error of law on the face of the report. Paragraph 90 [now NPPF146] does not expressly refer to visual impact as a necessary part of the analysis, nor in my view is it made so by implication. As explained in my discussion of the authorities, the matters relevant to openness in any particular case are a matter of planning judgement, not law." [Paragraph 39]

The Supreme Court did not dispute the approach in *Turner* but acknowledged that *Turner* did not specify how visual effects may or may not be taken into account. The Supreme Court judgement clarifies that it is not an implicit requirement to consider the visual effects on Green Belt openness, however it does not imply that this is not relevant, it just wasn't in this case. Ultimately, it is a matter of planning judgement for the planning authority or the Inspector.

2.5 Summary

The NPPF and PPG do not provide any specific guidance on how Green Belt reviews should be undertaken or the methodology to be applied.

The latest version of the NPPF does not fundamentally change Green Belt policy or the assessment of the Green Belt in the context of this study. The only change in policy compared to the previous versions of the NPPF is in relation to paragraph 145 which confirms that there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared. It confirms that "*...authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified.*" Given that the Council considers that exceptional circumstances exist to alter Green Belt boundaries, this change in policy has no implications for this study or the assessment methodology.

There are no fundamental changes to PPG relevant to the context of this study.

Relevant case law to this study focuses on the definition of openness. This has not fundamentally changed since the Green Belt Assessment Part 1 was undertaken and the principle established in the case of *Turner* which confirmed that openness has both a spatial and a visual dimension remains relevant.

There are a number of proposed changes to plan-making more generally as part of the LURA and the Government's proposed reforms to the planning system. Given that the Council intends to submit the new Local Plan by 30 June 2025, it will therefore be examined against the existing Local Plan 2012 Regulations. There are therefore no direct implications from the new legislation on this Green Belt Review.

3. Methodology

3.1 Overview

The review of national policy, guidance and case law confirms that the Green Belt Site Review methodology which was originally established in the Green Belt Assessments Part 1 and 2 is still applicable and relevant. The methodology therefore remains unchanged and is replicated below.

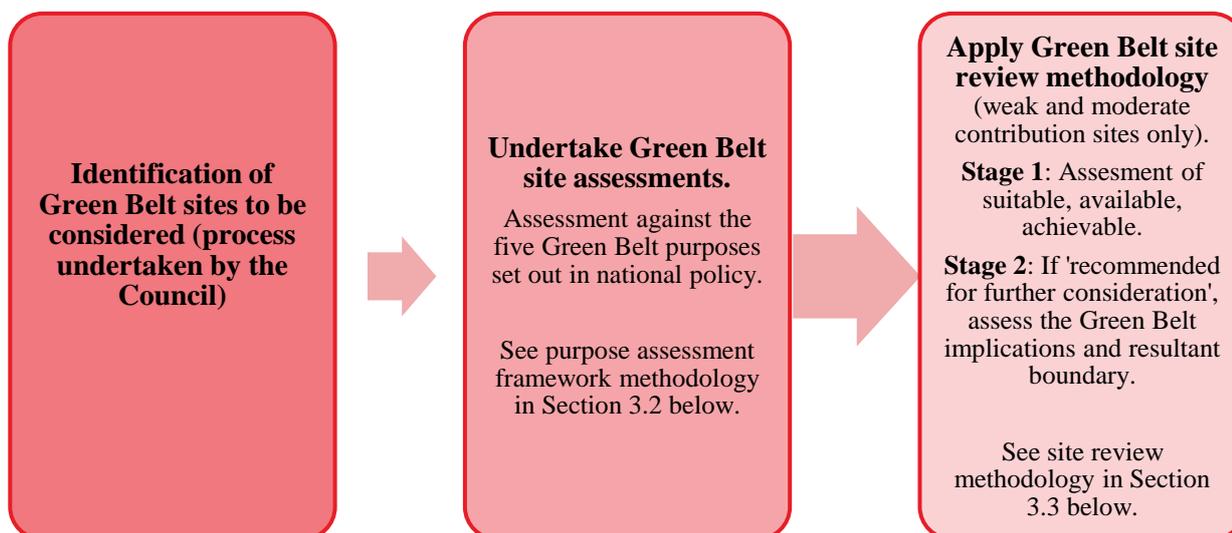
In summary, the methodology firstly involved identifying the Green Belt sites to be assessed. This process involved an initial sift of sites using the Strategic Housing and Employment Land Availability Assessment (SHELAA) criteria to reject sites based on hard constraints and/or lack of availability. The emerging Local Plan strategic objectives and spatial strategy were then applied to this longlist of sites in order to assess them for their strategic fit to act as a second sieve.

A Green Belt assessment of the site was then undertaken in order to understand its contribution to the five purposes of Green Belt set out in national policy. The methodology for this is set out in Section 3.2 below.

Taking into account the outcomes of the Green Belt assessment, the next stage of the process involved taking the weak and moderate performing Green Belt sites through the Green Belt site review methodology. This consisted of a two-stage process. Stage 1 involved an assessment of the site against suitable, available and achievable criteria. Based on this assessment, a recommendation was then made to either take the site forward for further consideration or to exclude the site from the process. For those sites which were recommended to be taken forward for further consideration, Stage 2 was undertaken. Stage 2 considered the implications of releasing the site from the Green Belt (in terms of any harm to the function and integrity of the Green Belt), and the resultant Green Belt boundary. A conclusion on the Green Belt impact was then made. If it was concluded that removal of the site (or sites, if cumulative) will harm Green Belt function and purposes, a recommendation was made to exclude the site from the process. If it was concluded that removal of the site will not harm the Green Belt, a recommendation was made to take the site forward for further consideration by the Council. The methodology for the Green Belt site review process is set out in Section 3.3 below.

A summary diagram of the approach is included in Figure 2 below.

Figure 2. Summary of Approach



In relation to the recommendations set out in this study, it should be noted that:

- Recommendations to ‘consider sites further or ‘exclude from process’ does not imply that a site will or won’t be released from the Green Belt. It is up to the Council to choose whether or not to accept the recommendations. This is ultimately determined on the basis of an evaluation of the Local Plan evidence base in its entirety, of which this Report forms one component.

- Alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 145 of the NPPF. The Council will need to develop the exceptional circumstances case if they intend to release sites from the Green Belt.
- If the Council concludes that it is necessary to release sites from the Green Belt, they will also need to consider how the impact of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 147 of the NPPF.

3.2 Green Belt Purpose Assessment Framework

3.2.1 Overview

Paragraph 143 of the NPPF sets out the five purposes of Green Belt (as listed below) and, in undertaking the Green Belt site assessments it was necessary to interpret these given that there is no single ‘correct’ method as to how they should be applied.

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another’
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

For each purpose a number of criteria were developed requiring quantitative and qualitative responses and an element of professional judgement. Whilst the methodology is replicated here, the full explanation and justification for the criteria and approach adopted has not been repeated here and is set out in the Green Belt Assessment Part 1 (November 2017).¹⁰

Methods of data collection (e.g. desk-based analysis or site-based analysis) have been documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the site’s contribution to the Green Belt purpose, these are shown and defined in Table 2 below:

Table 2. Qualitative scoring system to be applied against each purpose and overall

Level of Contribution to Green Belt Purposes
No Contribution – the site makes no contribution to the Green Belt purpose
Weak Contribution – on the whole the site makes a limited contribution to an element of the Green Belt purpose
Moderate Contribution – on the whole the site contributes to a few of the elements of the Green Belt purpose however does not fulfil all elements
Strong Contribution – on the whole the site contributes to the purpose in a strong and undeniable way, whereby removal of the site from the Green Belt would detrimentally undermine this purpose

As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement was utilised in applying the scoring system however the ‘Key Questions to Consider’ for each purpose is intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore, the rationale for the score applied and the justification against the criteria was recorded as part of the assessment.

Prior to undertaking any site assessments, all assessors were fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments.

¹⁰ <https://www.newcastle-staffs.gov.uk/downloads/file/900/green-belt-assessment-part-1-2017->

3.2.2 Purpose 1: To check the unrestricted sprawl of large built-up areas

Table 3. Definitions for Purpose 1

Definitions for Purpose 1
<p>Sprawl – spreading out of building form over a large area in an untidy or irregular way (Oxford English Dictionary)</p> <p>Large built-up areas – this has been defined as the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area¹¹, as set out in the Core Spatial Strategy Key Diagram. This does not include any inset settlement or settlements within other neighbouring authorities.</p>
<p>Definitions for this Approach</p> <p>Durable boundaries – refer to boundary definition in Table 10 below.</p> <p>Well connected (or highly contained) – well connected to the built-up area, i.e. to be surrounded by high levels of built development.</p> <p>Open land – land which is lacking development.</p> <p>Round-off – where the existing urban area is an irregular shape, will the site fill in a gap and / or complete the shape</p> <p>Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.</p>

Approach to the Assessment

A desk and field-based assessment was applied to this purpose.

As this purpose only applies to the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area, if the site was not adjacent to either of these it was assessed as ‘no contribution.’

Table 4. Purpose 1 Method

Key Questions to Consider	Recommended Approach
1. Is the site adjacent ¹² to the large built-up area?	If yes , proceed to Stage 2... If no , conclude site makes no contribution to purpose 1
2. Existing boundary with built-up area: Is there an existing durable boundary between the built-up area and the site which could prevent sprawl?	a. Describe existing boundary between built-up area and site. b. If a durable boundary between the site and built-up area exists, conclude site makes a weaker contribution to checking unrestricted sprawl.
3. Connection to built-up area: a. Is the site well connected to the built-up area along a number of boundaries? b. Would development of the site help ‘round off’ the built-up area, taking into account the historic context of the Green Belt?	a. Describe existing boundary between built-up area and site. b. If a durable boundary between the site and built-up area exists, conclude site makes a weaker contribution to checking unrestricted sprawl.

¹¹ Reference has been taken from the Joint Core Spatial Strategy (2009) Key Diagram which shows three ‘Major Urban Areas’: Newcastle-under-Lyme, Stoke-on-Trent and Kidsgrove. As Newcastle-under-Lyme and Stoke-on-Trent form a contiguous urban area with Kidsgrove separated by the Green Belt, Kidsgrove has not been defined as the ‘large built up area’. The contiguous urban area in Stoke-on-Trent includes Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall, and in Newcastle-under-Lyme includes Chesterton, Wolstanton, Newcastle and Silverdale.

¹² For the purposes of the assessment this means that the site physically adjoins the defined large built up area along one or more boundaries.

4. Ribbon development: What role does the site play in preventing ribbon development? (may not be relevant in all circumstances)	Describe whether there is existing ribbon development or potential for ribbon development. If existing ribbon development within site and potential for further ribbon development, conclude site makes a stronger contribution to checking unrestricted sprawl.
5. Overall assessment: What level of contribution does the site make to purpose 1?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

3.2.3 Purpose 2: Prevent neighbouring towns merging into one another

Table 5. Purpose 2 Method

Definitions for Purpose 2			
<p>Neighbouring towns – this has been defined with reference to the North Staffordshire Green Belt Local Plan and therefore the ‘neighbouring towns’ are defined as follows (it is acknowledged that this includes towns, villages and settlements and not all of these places would properly be defined as ‘towns’ under normal circumstances):</p> <ul style="list-style-type: none"> The Newcastle-under-Lyme urban area (the ‘large built-up area’); The Stoke-on-Trent urban area (the ‘large built-up area’)¹³, and the following: 			
Newcastle-under-Lyme	Stoke-on-Trent	Staffordshire Moorlands	Stafford Council
Alsagers Bank	Baddeley Edge/Light	Bagnall	Barlaston
Audley	Oaks	Biddulph	Fulford
Betley	Norton Green	Blythe Bridge	Meir Heath
Bignall End		Brown Edge	Oulton
Halmerend		Caverswall	Stone
Kidsgrove		Cellarhead	Tittensor
Madeley		Cheadle	
Madeley Heath		Cheddleton	
Miles Green		Cookshill	
Wood Lane		Dihorne	
		Endon	
		Folly Lane Forsbrook	
		Kingsley	
		Kingsley Holt	
		Longsdon	
		Stanley	
		Stanley Moor	
		Werrington	
		Wetley Rocks	
<p>Outside the North Staffordshire Green Belt, the following towns in the neighbouring authority of Cheshire East have been defined with reference to the Cheshire East Green Belt Assessment Update:</p> <ul style="list-style-type: none"> Alsager Scholar Green / Hall Green Mount Pleasant Mow Cop 			
<p>Merging – combining to form a single entity (Oxford English Dictionary)</p>			

¹³ Including Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall.

Definitions for the Approach

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.

Essential gap – a land gap between two or more towns where development would significantly reduce the perceived or actual distance between towns resulting in the actual merging of the towns or the perceived merging

Largely essential gap – a land gap between two or more towns where limited development may be possible without the perceived or actual merging of the towns.

Less essential gap – a land gap between towns where development may be possible without any risk of the towns merging.

Approach to the Assessment

A desk and field-based assessment was applied to this purpose.

Table 6. Purpose 2 Method

Key Questions to Consider	Recommended Approach
1. Would a reduction in the gap between ‘neighbouring towns’ compromise the openness of the Green Belt?	Describe existing gap between the defined ‘neighbouring towns’ and compare to resultant gap if development of the site were to take place. Existing gap should be described using the following terminology: <ul style="list-style-type: none"> a. Essential gap b. Largely essential gap c. Less essential gap Comparison should consider if a reduction in the gap would lead to the actual or perceived merging of towns. (This is on a case by case basis and not set by distance measurements).
Overall assessment: What level of contribution does the site make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

3.2.4 Purpose 3: To assist in safeguarding the countryside from encroachment

Table 7. Definitions for Purpose 3

Definitions for Purpose 3
Safeguarding — Protect from harm or damage with an appropriate measure (Oxford English Dictionary).
Countryside – The land and scenery of a rural area that is either used for farming or left in its natural condition (Oxford English Dictionary and Cambridge Dictionary).
Encroachment — a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).
Definitions for the Approach
Durable boundaries – refer to boundary definition in Table 10 below.
Built form – any form of built development excluding buildings for agriculture and forestry (e.g. residential properties, warehouses, schools, sports facilities).
Settlement – all settlements that are inset from the Green Belt and the large built-up-areas.
Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new

development and the settlement would not impact upon the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 9 below.

Strong degree of openness – contributes to openness in a strong and undeniable way, where removal of the site from the Green Belt would detrimentally undermine the openness of this part of the Green Belt.

Moderate degree of openness – contributes to openness in a moderate way, whereby removal of part of the site would not have a major impact upon the overall openness of this part of the Green Belt.

Weak degree of openness – makes a weak contribution to openness, whereby the removal of the site would not impact upon the openness of this part of the Green Belt.

No degree of openness – makes no contribution to the openness of the Green Belt.

Beneficial uses – as set out in paragraph 150 of the NPPF, these include: identifying opportunities to provide access to the countryside; to provide opportunities for outdoor sport and recreation; and to retain and enhance landscapes, visual amenity and biodiversity.

Approach to the Assessment

A desk and field-based assessment was applied to this purpose.

Table 8. Purpose 3 Method

Key Questions to Consider	Recommended Approach
1. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?	<ol style="list-style-type: none"> Identify any durable boundaries <i>between the site and settlement</i> which would prevent future encroachment <i>into</i> the site. If there are durable boundaries between the site and settlement, conclude that site makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the site itself plays a lesser role. Identify any durable boundaries <i>between the site and countryside</i> which would <i>contain encroachment</i> in the long term if the site were developed. If there are durable boundaries between the site and countryside, conclude that site makes a weaker contribution to safeguarding from encroachment.
2. Existing encroachment: What is the existing land use/uses? Is there any existing built form within or adjacent to the site?	<ol style="list-style-type: none"> Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses). Describe any existing built form. If considerable amount of built form within the site, conclude that site makes a weaker contribution to safeguarding from encroachment.
3. Connection to the countryside: Is the site well connected to the countryside? Does the site protect the openness of the countryside?	<ol style="list-style-type: none"> Describe degree of connection to the countryside (e.g. along a number of boundaries). If site is well connected to the countryside, conclude site makes a stronger contribution to safeguarding from encroachment. Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 9.
4. Does the site serve a beneficial use of the Green Belt (NPPF para 150) which should be safeguarded?	Identify any beneficial Green Belt uses served by site, as per NPPF para 150, on a high-level basis. If site serves 2 or more beneficial uses, conclude site makes a stronger contribution to safeguarding from encroachment. Note: if site serves 1 or no beneficial uses this does not weaken its contribution to purpose 3.
Overall assessment: What level of contribution does the site make to purpose 3?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

Table 9: Degree of Openness Matrix

Built Form	Long-line views	Vegetation	Degree of Openness
Less than 10%	Open long line views	Low vegetation	Strong degree of openness
		Dense vegetation	Strong-moderate degree of openness
	No long line views	Low vegetation	Strong-moderate degree of openness
		Dense vegetation	Moderate degree of openness
Less than 20%	Open long line views	Low vegetation	Strong-Moderate degree of openness
		Dense vegetation	Moderate-Weak degree of openness
	No long line views	Low vegetation	Moderate degree of openness
		Dense vegetation	Weak degree of openness
Between 20 and 30%	Open long line views	Low vegetation	Moderate-Weak degree of openness
		Dense vegetation	Weak degree of openness
	No long line views	Low vegetation	Weak degree of openness
		Dense vegetation	No degree of openness
More than 30%	Open long line views	Low vegetation	Weak degree of openness
		Dense vegetation	No degree of openness
	No long line views	Low vegetation	No degree of openness
		Dense vegetation	No degree of openness

Table 10. Boundary Definition

<p>Durable Features (Readily recognisable and likely to be permanent)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> • Motorway • Roads (A roads, B roads and unclassified ‘made’ roads) • Railway line (in use or safeguarded) • Existing development with clear established boundaries (e.g. a hard or contiguous building line) <p>Natural:</p> <ul style="list-style-type: none"> • Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals) • Protected woodland (TPO) or hedges or ancient woodland • Prominent landform (e.g. ridgeline) • Combination of a number of boundaries below
<p>Less durable features (Soft boundaries which are recognisable but have lesser permanence)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> • Private/unmade roads or tracks • Existing development with irregular boundaries • Disused railway line • Footpath accompanied by other physical features (e.g. wall, fence, hedge) <p>Natural:</p> <ul style="list-style-type: none"> • Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features • Field boundary accompanied by other natural features (e.g. tree line, hedge line)

3.2.5 Purpose 4: To preserve the setting and special character of historic towns

Table 11. Definitions for Purpose 4

Definitions for Purpose 4	
<p>Historic Town – for the purposes of this assessment these have been identified using the ‘neighbouring towns’ defined in purpose 2 cross referenced to the Council’s Conservation Area Appraisals. Following review by the Council’s Conservation Officers, Keele was also deemed to be a ‘historic town’. The ‘historic towns’ are defined as:</p>	
Newcastle-under-Lyme	Stoke-on-Trent
The Newcastle-under-Lyme Urban Area Audley Betley Keele Kidsgrove Madeley	The Stoke-on-Trent Urban Area
<p>Within the neighbouring authorities of Cheshire East and Staffordshire Moorlands, the historic towns have been defined with reference to their existing Green Belt Assessments and are as follows:</p>	
Cheshire East	Staffordshire Moorlands
Alsager	Biddulph
Definitions for the Approach	
<p>Relevant Conservation Areas – these are defined as the Newcastle Town Centre Conservation Area, Audley Conservation Area, Betley Conservation Area, Keele Conservation Area, Kidsgrove Conservation Area, Madeley Conservation Area, Talke Conservation Area, Stoke Town Centre Conservation Area, Hanley Conservation Area and Burslem Conservation Area. Within Cheshire East, this is defined as: Alsager Conservation Area. Within Staffordshire Moorlands, this is defined as Biddulph Conservation Area.</p>	
<p>Important Views – these are defined as those ‘important views’ shown in the Councils Conservation Area Appraisals on the Townscape Appraisal Maps (for Stoke-on-Trent and Newcastle-under-Lyme).</p>	
<p>Designated heritage assets – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, Annex 2: Glossary).</p>	
<p>Buffer area – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m.</p>	
<p>Built development – buildings of any type or use.</p>	

Approach to the Assessment

A desk-based assessment only was applied to this purpose.

Table 12. Purpose 4 Method

Key Questions to Consider	Recommended Approach
<p>Stage 1 Is the site adjacent to a ‘historic town’?</p>	<p>a. Identify whether the site is located adjacent to a historic town? b. If the site is adjacent to a historic town, continue to Stage 2. c. If the site is not adjacent to a historic town, conclude the site makes no contribution to this purpose.</p>
<p>If not adjacent to historic town, conclude ‘no contribution.’ If yes, undertake Stage 2...</p>	
<p>Stage 2 Assess the proximity of the town’s relevant Conservation Areas to the Green Belt</p>	<p>a. Identify whether there are any relevant Conservation Areas within 250m of the Green Belt site... b. ...and/or whether there are any important views into or out of the Conservation Area (with reference to the Conservation Area Appraisals).</p>

	c. If there are no Conservation Areas within 250m of the Green Belt, conclude that the site makes no contribution to the purpose unless there are important views.
If Conservation Area within 250m buffer, undertake Stage 3... If outside 250m buffer, conclude ‘ no contribution ’.	
Stage 3 Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?	a. Describe the built development separation between the Green Belt and the Conservation Area. For example: two rows of residential streets separate the Conservation Area from the Green Belt boundary. b. If the Conservation Area is located adjacent to or within the Green Belt boundary, conclude that site makes a strong contribution to purpose 4.
Stage 3A Are there any other designated heritage assets within the 250m buffer which add to the setting and special character?	a. Identify whether there are any other designated heritage assets within the 250m buffer and their proximity to the Green Belt. b. If there are listed buildings located adjacent to the Green Belt boundary, conclude that site makes a stronger contribution to purpose 4. c. If the site crosses an important viewpoint, conclude that site makes a stronger contribution to purpose 4.
Overall assessment: What level of contribution does the site make to purpose 4?	Stage 3 will determine the level of contribution: No / Weak / Moderate / Strong

3.2.6 Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Approach to the Assessment

Apply ‘moderate contribution’ to all sites.

3.2.7 Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the site makes to the Green Belt.

The same qualitative scoring system as applied to each of the five purposes was also applied to the overall assessment, as set out below:

Table 13. Green Belt Purposes: Overall Assessment

Level of Contribution to Green Belt Purposes
No Contribution – the site makes no contribution to the Green Belt purpose
Weak Contribution – on the whole the site makes a limited contribution to an element of the Green Belt purpose
Moderate Contribution – on the whole the site contributes to a few of the elements of the Green Belt purpose however does not fulfil all elements
Strong Contribution – on the whole the site contributes to the purpose in a strong and undeniable way, whereby removal of the site from the Green Belt would detrimentally undermine this purpose

In order to ensure a consistent and transparent approach, the following guidance was used in determining the overall assessment:

- No sites should be assessed as ‘no contribution’ overall unless each of the five purposes is assessed as a ‘no contribution’.
- Where there was a 4 / 1 split – the majority contribution should always be applied, unless the majority is ‘no contribution’ in which case, the overall should be ‘weak’.

Example:

Moderate	Moderate	Moderate	Moderate	No	Moderate
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Exception:

No	No	No	No	Moderate	Weak
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Where there was a 3 / 2 split – the majority contribution should always be applied unless the ‘2’ contributions are ‘strong’. In this case, the overall would be ‘strong’. The exception to this would be if the majority was ‘no’, in this case the overall would be the minority, unless the ‘2’ was moderate, then the contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Moderate	Weak	Weak	Moderate
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Exception:

Moderate	Moderate	Moderate	Strong	Strong	Strong
No	No	No	Weak	Weak	Weak
No	No	No	Moderate	Moderate	Weak

Where there was a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is ‘strong’ and one is ‘moderate’. In this case, professional judgement should be applied (see below). Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

Moderate	Moderate	Moderate	Strong	Weak	Moderate
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Exception:

Weak	Weak	Weak	Strong	Weak	Apply professional judgement
No	No	No	Moderate	Weak	Weak

Where there was a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority leans towards. For example where the minority contribution is ‘no’, the lower contribution of the split should be applied. The exception to this is where the minority contribution is ‘strong’, in which case professional judgement should be applied.

Example:

Weak	Weak	No	Moderate	No	Weak
Moderate	Moderate	Weak	Weak	No	Weak
Moderate	Moderate	No	No	Weak	Weak

Exception:

Moderate	Strong	Moderate	No	No	Apply professional judgement
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Where 2 purposes are the same and the remaining 3 are all different application of professional judgement would be required.

Example:

Weak	Weak	No	Moderate	Strong	Apply professional judgement
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Applying Professional Judgement

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a numbers balancing exercise and a certain level of professional judgement must be applied to all of the above rules and particularly where one of the purposes is assessed as ‘strong’.

In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 142 of the NPPF:¹⁴

“The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

Paragraph 142 refers to the prevention of ‘urban sprawl’ and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and thus where the development of a site would particularly threaten these purposes additional weight should be applied to its contribution to Green Belt purposes. This is matter for the professional judgement of the assessor however the justification for the assessment should provide a transparent explanation behind their reasoning.

3.3 Green Belt Site Review Methodology

3.3.1 Overview

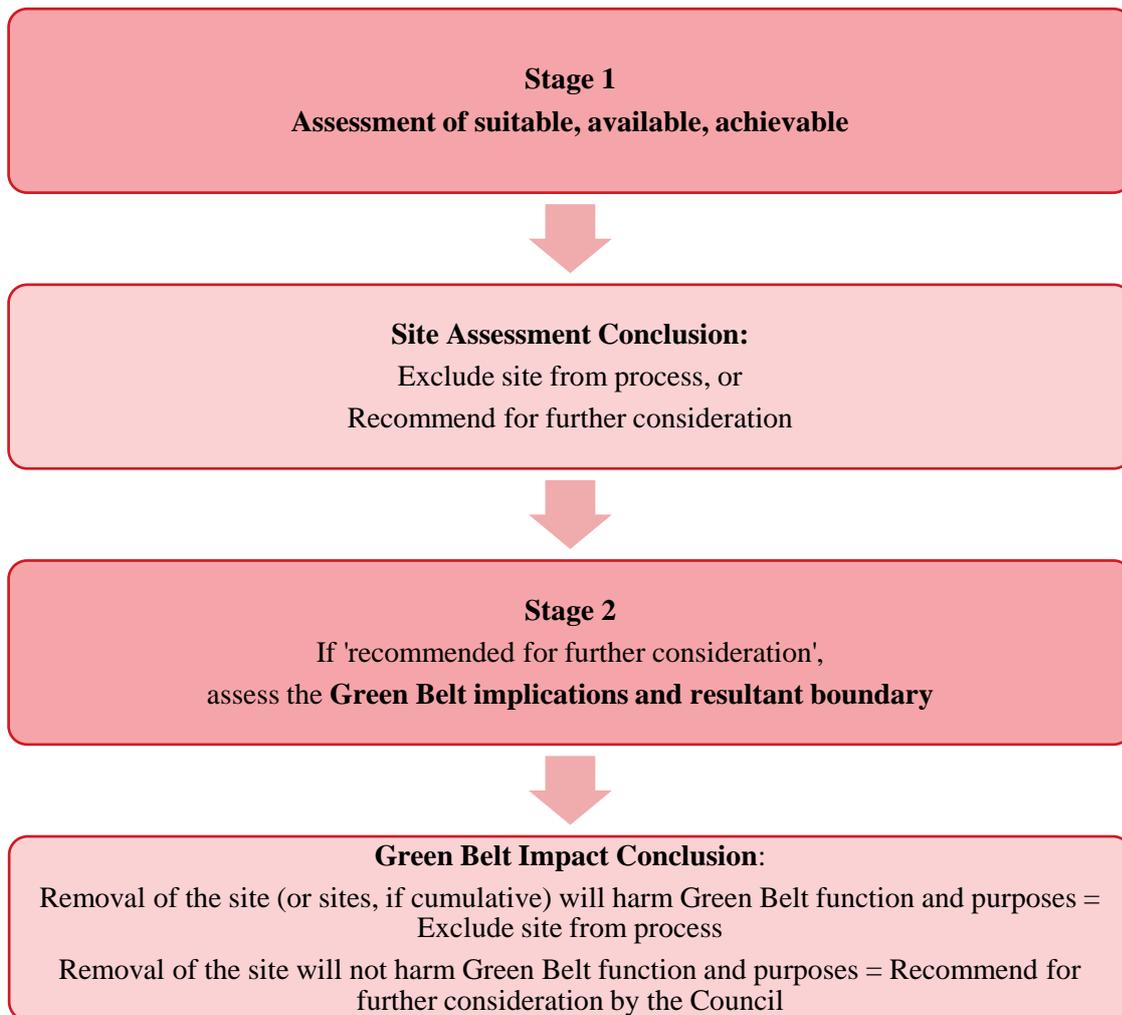
This part of the assessment involved taking the weak and moderate performing Green Belt sites through the Green Belt site review methodology.

This section sets out the Green Belt site review methodology to be applied. An example of the Green Belt Site Review proforma is included in Appendix A. This involved an assessment of suitability, availability and achievability (Stage 1). Based on this assessment, a recommendation was then made to either take the site forward for further consideration or to exclude the site from the process. For those sites which were recommended to be taken forward for further consideration, Stage 2 was undertaken. Stage 2 considered the implications of releasing the site from the Green Belt (in terms of any harm to the function and integrity of the Green Belt), and the resultant Green Belt boundary. A conclusion on the Green Belt impact was then made. If it was concluded that removal of the site (or sites, if cumulative) will harm Green Belt function and purposes, a recommendation was made to exclude the site from the process. If it was concluded that removal of the site will not harm the Green Belt, a recommendation was made to take the site forward for further consideration by the Council.

For those sites which the Council selects for release, consideration will need to be given as to whether the impact of removing land from the Green Belt can be offset through compensatory improvements, in accordance with paragraph 147 of the NPPF. Figure 3 below summarises the Green Belt site review process and each stage of the process is considered in turn below.

¹⁴ Note: The assessments in Appendix D were undertaken at different times therefore some of these include the previous references to this paragraph of the NPPF. The previous references were paragraph 79 NPPF (2012), paragraph 133 NPPF (2019) and paragraph 137 NPPF (2021).

Figure 3. Summary Diagram of Green Belt Site Review Process



3.3.2 Assessment of Suitability

The criteria draws on the suitability criteria used in the SHELAA, as well as the guidance contained in the NPPF and PPG. The justification column in the table explains why the criteria has been considered relevant as well as the data sources used for distances. The scoring criteria used a red / amber / green traffic light assessment where the categories broadly indicate the following:

- Green – Site is considered to be suitable.
- Amber – Mitigation may be required/unavoidable impacts.
- Red – Mitigation likely to be required/unavoidable impacts.

It should be noted that a site which is categorised as ‘suitable’ is only considered suitable in the context of this study.

This stage was assessed using a combination of desktop exercise and site visits with professional judgement applied. The desktop exercise relied on GIS datasets provided by the Council. This ensured a robust and consistent approach to completing the assessments for each site. Site visits were undertaken for each site and the following elements were noted on site:

- Topography;
- Existing uses;
- Surrounding uses; and

- Key features to consider.

All evidence gathered was brought together and presented in the site proforma for each site which provides a conclusion on the suitability of the site. An element of professional judgement was applied in making this conclusion. Any key features noted on the site visit were highlighted.

3.3.3 Assessment of Availability

The assessment of availability builds on the approach taken within the SHELAA and guidance contained within the NPPF and PPG.

In order to determine if the site was available for development, a number of factors were considered including site ownership, the existence of an extant planning consent, the existing use of the site, and whether there are any known ownership or tenancy issues.

A number of information sources were used in undertaking the assessment including the SHELAA, Call for Sites information, consultation responses on the emerging Local Plan, information from site visits, the Council’s public access planning records, and discussions with council officers.

Table 14 below sets out the criteria and information sources which were used in the assessment. The criteria collectively enabled the assessor to come to a judgement in the summary section as to whether or not the site was ‘available for development’ based on best available information at the point in time the assessment was undertaken. A red/amber/green traffic light assessment was applied to conclude the assessment. The red/amber/green descriptions set out below are not exhaustive and required an element of professional judgement.

Table 14. Availability Criteria and Sources of Information

Criteria	Assessment	Information Source
1. Was the site promoted by the land owner, or a developer backed by the landowner?	Yes/No	Call for Sites information, SHELAA, emerging Local Plan consultation responses
2. Is there an extant planning consent for residential / employment on the site?	Yes/No	Call for sites information, the Council’s public access planning records
3. Is the site in active use?	Yes/No	Call for sites information, site visit
4. Could the site be developed now?	Yes/No	Call for sites information, site visit
5. Is the site free of ownership and tenancy issues?	Yes/No	Call for sites information, discussions with council officers
Summary		
Is the site available for development? (conclusion based on all of the above)	<p>Red: Site is not available / has ownership issues which cannot be overcome / Ownership is unknown and the site is in active use and could not be developed now.</p> <p>Amber: Site was not promoted by owner but is not in active use and could be developed now / Site was promoted by owner or developer with owner backing however it has ownership issues which could be overcome.</p> <p>Green: Site was promoted by owner or developer with owner backing. No known ownership issues / Site not promoted by the owner however there is an extant planning consent on the site.</p>	

3.3.4 Assessment of Achievability

The purpose of this stage was to test the deliverability of sites as required by the NPPF and PPG. The assessment of achievability builds on the approach taken within the SHELAA and guidance contained within the NPPF and PPG.

In order to determine if the site was achievable for development, a number of factors were considered including viability, developer interest, demand for provision proposed, and constraints which could result in abnormal development costs.

A number of information sources were used in undertaking the assessment including the Council’s viability assessment, Call for Sites information, the SHELAA, consultation responses on the emerging Local Plan, and discussions with council officers.

Table 15 below sets out the criteria and information sources which were used in the assessment. The criteria was used to come to a judgement in the summary section on the achievability of the site acknowledging that in the case of viability, no site specific assumptions are made within this report as to variations in the impact of policy requirements, such as levels of affordable housing provision, and it draws learning from aspects including the strategic level typologies established within the Local Plan Viability Study. A red/amber/green traffic light assessment was applied to conclude the assessment. The red/amber/green descriptions set out below are not exhaustive and required an element of professional judgement.

Table 15. Achievability Criteria and Sources of Information

Criteria	Assessment	Information Source
1. Is the site viable based on the Councils Viability Assessment?	No, site is not currently considered viable. Yes, site considered capable of viable development but landowners may need to accept land value reductions for abnormal site development costs. Yes, site is broadly viable.	Stoke-on-Trent and Newcastle-under-Lyme SHLAA Viability Assessment (October 2016) (this was used in the Green Belt Assessment Part 2 (2020)). The Council has since undertaken updated viability work - see Newcastle-under-Lyme Viability Study (July 2024).
2. Is there active developer interest in the site?	Yes/No	Call for Sites information, SHELAA, emerging Local Plan consultation responses
3. Is there known demand for the form of provision approved/proposed?	Yes/No	SHELAA, discussions with council officers
4. Have similar sites been successfully developed in the preceding years?	Yes/No	Review of planning permissions in the local area, discussions with council officers
5. Are there any known abnormal development costs?	Yes/None known	GIS dataset for contamination provided by the Councils, Call for sites information, discussions with council officers
Summary		
Is the site achievable for development? (conclusion based on all of the above)	<p>Red: Site is not currently considered viable. There are insurmountable abnormal development costs and it is known that these cannot be overcome. There is no demand or developer interest.</p> <p>Amber: The site may be viable however there are abnormal development costs which would need to be overcome. There is developer interest and/or demand.</p> <p>Green: The site is considered to be viable / there is developer interest and/or demand. No known abnormal development costs.</p>	

3.3.5 Site Assessment Conclusions

The site assessment conclusions reflect Arup's own independent interpretation of available evidence, and this is without prejudice to any similar assessment made elsewhere as part of the formulation of the Local Plan evidence base, including the SHELAA. It should be noted that the figures included as part of the site capacity information within the site review proformas (Appendix F) represent a best estimate indication (taking account of density assumptions etc). As such, this might not match the figures presented in other

aspects of the Local Plan evidence base, or indeed the emerging Local Plan itself. Similarly, for the site area information presented in the site review proforma, there may be in some cases slight variations in drafting which mean that the figure may not perfectly align with the figures presented elsewhere.

The site assessment conclusions section brings together the suitable, available, achievable assessment to recommend whether the site should be taken forward for further consideration or whether it should be excluded from the process. The traffic light assessments set out in the proforma are not weighted therefore the overall conclusion section is intended to be a consideration of all available evidence, applying professional judgement. It should be noted that detailed technical information, for example relating to highways/traffic implications, conformity with the spatial strategy and objectives, and/or means of overcoming site constraints was not considered as this forms part of the Council’s further consideration in preparing the Local Plan.

3.3.6 Green Belt Implications

This section was only completed for those sites which were recommended to be taken forward for further consideration.

The findings from the good practice review set out in the Green Belt Assessment Part 2 (2020) demonstrated that most local authorities considered the site’s existing contribution to Green Belt purposes as well as the impact on the remaining Green Belt of removing the site, alongside any potential cumulative impacts. Furthermore, the resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent was also a key consideration.

There is no recognised approach as to how this should be assessed, and the good practice review demonstrated that most authorities simply applied a brief commentary referencing Green Belt purposes. Table 16 below therefore sets out the qualitative criteria which were used in the assessment:

Table 16. Qualitative assessment criteria to consider Green Belt implications

Key Question to Consider	How will this be assessed?
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>This assessment will draw on the definitions and approach set out in the Green Belt Assessment methodology (see Section 3.2 above) however it will consider <i>how development of the site would impact</i> upon the purposes instead of <i>how the site in its existing state contributes</i> to the purposes:</p> <p>Purpose 1 – would development of the site represent unrestricted sprawl?</p> <p>Purpose 2 – would development of the site result in the merging of neighbouring towns¹⁵ or increase the potential for merging?</p> <p>Purpose 3 – would development of the site represent an encroachment into the countryside?</p> <p>Purpose 4 – would development of the site impact upon the setting or character of a historic town¹⁶?</p> <p>As Purpose 5 relates to the role of the Green Belt in encouraging urban regeneration, it will therefore not be assessed.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>This will only be relevant if a number of sites in the same area are recommend for further consideration.</p> <p>The cumulative impacts should apply the same considerations as above taking all sites together.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>Description of the resultant Green Belt boundary.</p> <p>If the resultant boundary features are not recognisable and permanent, it is recommended that if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent new Green Belt boundary must be provided or the existing boundary requires strengthening.</p>

¹⁵ The ‘neighbouring towns’ are defined in the Green Belt Assessment Methodology – see Section 3.2 above.

¹⁶ The ‘historic towns’ are defined in the Green Belt Assessment Methodology – see Section 3.2 above.

Conclusion

A summary will be provided which will conclude on the Green Belt impact as follows:

- Removal of the site (or sites, if cumulative) will harm Green Belt function and purposes.
- Removal of the site will not harm Green Belt function and purposes.

If it was concluded that removing the site (or sites, if cumulative) from the Green Belt will harm the function and purposes of the Green Belt, it was recommended that the site is excluded from the process. On the other hand, if it was concluded that removing the site will not harm the function and purposes of the Green Belt, it was recommended that the site is taken forward for further consideration by the Council.

3.4 Duty to Cooperate

The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and PPG. Paragraphs 24-26 of the NPPF require effective and on-going joint working between strategic policy-making authorities on matters that cross administrative boundaries.

The methodology originally established in the Green Belt Assessment Part 1 and Part 2 was shared with the following neighbouring authorities at the time:

- Shropshire Council
- Stafford Council
- Staffordshire Moorlands Council
- Cheshire East Council
- Staffordshire County Council

The comments received from these authorities were reviewed and where appropriate amendments were made as a result of these comments. Given that this report represents a consolidation of the existing methodologies with no additions or changes, it is not considered necessary to reconsult on the methodology.

4. Green Belt Sites Assessed List

The table below lists all of the Green Belt sites which have been assessed. The table reflects the consolidation of all assessments for sites that have taken place over a number of years - details of which are presented in Section 1.1. Some of these sites, for reasons including that they are no longer being promoted, do not form part of the pool of sites detailed within the 2024 SHELAA, but they have been retained here for reference and completeness. The sites are listed in alphabetical and numerical order. The 'Assessment Date' column corresponds to the timeline set out in Figure 1.

Table 17. Green Belt Sites Assessed List

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
1	AB1	Land off Alsager Rd, Foxley	Strong contribution		December 2020	
2	AB2	Land adjoining corner of A500 and M6 southbound	Moderate contribution	Recommend for further consideration (for employment use only).	Exclude site from process	December 2020
3	AB2A	Land adjoining corner of A500 and M6 southbound	Moderate contribution	Recommend for further consideration (for employment use only).	Exclude site from process	July 2024
4	AB3	Land corner of Alsager Rd and A500 eastbound, North of Audley	Strong contribution		December 2020	
5	AB4	Land off Alsager Rd (1), North of Audley	Strong contribution		December 2020	
6	AB5	Land off Alsager Rd (2), North of Audley	Strong contribution		December 2020	
7	AB6	Land south of A500, North of Audley	Strong contribution		December 2020	

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
8	AB12	Land between Diglake Street and Hope Street, Bignall End	Strong contribution		December 2020	
9	AB15	Land North of Vernon Avenue, Audley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
10	AB16	Land off Boyles Hall Road, Bignall End	Strong contribution		July 2024	
11	AB22	Wall Farm, Audley	Moderate contribution	Recommend for further consideration	Exclude site from process	December 2020
12	AB24	Land at Barthomley Road, Audley	Weak contribution	Recommend exclude from process		July 2024
13	AB30	Land between Bignall End and Boon Hill, Audley	Strong contribution		December 2020	
14	AB30A	Land between Bignall End and Boon Hill, Audley	Strong contribution		July 2024	
15	AB31	Land South of Nantwich Road, Audley	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
16	AB32	Land including and rear of 35 Alsager Rd, Audley	Strong contribution		December 2020	
17	AB33	Land off Nantwich Road / Park Lane (1) Audley	Strong contribution		December 2020	
18	AB33A	Land off Nantwich Road / Park Lane (1) Audley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
19	AB34	Land off Nantwich Road / Park Lane (2) Audley	Moderate contribution	Recommend exclude from process		December 2020
20	AB37	Land east of Alsager Road, Audley	Strong contribution		December 2020	

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
21	AB72	Land East of Wereton Road, Audley	Strong contribution		July 2024	
22	AB73	Land West of Wereton Road, Audley	Strong contribution		July 2024	
23	AB75	Land west of Bignall End Road	Strong contribution		July 2024	
24	AB77	Corner House Farm, Alsager Road, Audley	Strong contribution		July 2024	
25	AB78	Land North of Cross Lane, Audley	Strong contribution		June 2023	
26	AB78A	Land North of Cross Lane, Audley	Strong contribution		July 2024	
27	AB79	Land South of Cross Lane, Audley	Strong contribution		June 2023	
28	AB79A	Land South of Cross Lane, Audley	Strong contribution		July 2024	
29	BL18	Clough Hall Playing Fields, Talke	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
30	BL31	Woodlands Farm, Church Lawton	Strong contribution		July 2024	
31	BW2	High Carr Colliery, Bradwell	Moderate contribution	Recommend exclude from process		December 2020
32	CL8	Land East of Cambridge Drive (2), Clayton	Strong contribution		December 2020	
33	CL9	Land South-East of Cambridge Drive, Clayton	Strong contribution		December 2020	

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome	Assessment Date		
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
34	CL14	Land off Melville Court, Clayton	Weak contribution ¹⁷	Recommend for further consideration	Take site forward for further consideration	December 2020
35	CT1	Land at Red Street and High Carr Farm, Chesterton	Weak contribution	Recommend for further consideration (subject to site CT4 and further investigation on the area of Green Belt to the south).	Exclude site from process if site TK17 or TK18 is being taken forward for further consideration. If site TK17 and TK18 are not being taken forward, take site forward for further consideration (subject to site CT4 and further investigation on the area of Green Belt to the south).	December 2020
36	CT1A	Land at Red Street and High Carr Farm, Chesterton	Weak contribution	Recommend for further consideration (alongside site CT1 and CT4)	Exclude site from process if site TK17 or TK18 is being taken forward for further consideration. If site TK17 and TK18 are not being taken forward, take site forward for further consideration (alongside CT1 and subject to site CT4 and further investigation on the area of Green Belt to the south).	July 2024
37	CT4	Land opposite High Carr Business Park (West of A34)	Weak contribution	Recommend for further consideration (subject to further investigation on the area of Green Belt to the south).	Take site forward for further consideration (subject to further investigation on the area of Green Belt to the south)	December 2020

¹⁷ The site had nearly the same boundaries as parcel 117 which was assessed in the Green Belt Assessment Part 1 (2017) and therefore the site was not reassessed, and the parcel assessment was used. This has been included in Appendix D however the word 'parcel' has been changed to 'site'.

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
38	CT25	Land off Audley Rd, Chesterton	Strong contribution		December 2020	
39	CT25A	Land off Audley Rd, Chesterton	Strong contribution		July 2024	
40	HD10	Land South of Apedale Road, Holditch	Strong contribution		July 2024	
41	HD26	Land South of Shralebrook Road, Halmerend	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
42	HM4	Land corner of Main Road and Checkley Lane, Wrinehill	Strong contribution		July 2024	
43	HM6	Land at 31 Heathcote Rd, Miles Green	Strong contribution		December 2020	
44	HM7	Land East of Heathcote Road, Miles Green	Strong contribution		December 2020	
45	HM8	Land West of Heathcote Road, Miles Green	Strong contribution		December 2020	
46	HM10	Land off Victoria Avenue, Miles Green	Strong contribution		December 2020	
47	HM12	Land West of Hill Crescent, Alsagers Bank	Strong contribution		December 2020	
48	HM15	Land south of Leycett Road, Scot Hay	Moderate contribution	Recommend exclude from process		June 2023
49	HM19	Land off Black Bank Road, West of Knutton (2)	Strong contribution		December 2020	
50	HM20	Land off Crackley Lane, Audley	Strong contribution		July 2024	

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact	
51	HM22	Land adj Holly House, Crackley Lane, Scot Hay	Strong contribution		June 2023
52	HM23	Land between Miles Green Road and The Drive, Miles Green	Strong contribution		December 2020
53	HM26	Sand Quarry, Hougherwall Road, Audley	Weak contribution	Recommend exclude from process	December 2020
54	HM29	Lord Nelson Farm, Wrinehill	Moderate contribution	Recommend exclude from process	July 2024
55	HM62	Land south of Blackbank Road, Alsagers Bank	Strong contribution		July 2024
56	HM66	Land South of Hougher Wall Road, Audley	Strong contribution		July 2024
57	KG1	Land North of Newchapel Road, Kidsgrove	Strong contribution ¹⁸		December 2020
58	KG2	Land North of Gloucester Road, Kidsgrove	Strong contribution		December 2020
59	KL6	Land between A525, Station Road and Old Chaple Close, Keele	Weak contribution	Recommend exclude from process	December 2020
60	KL9	Land between Quarry Bank Road and Pepper Street, Keele	Weak contribution	Recommend exclude from process	December 2020

¹⁸ The site had the same boundaries as parcel 8 which was assessed in the Green Belt Assessment Part 1 (2017) and therefore the site was not reassessed, and the parcel assessment was used. This has been included in Appendix D however the word 'parcel' has been changed to 'site'.

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
61	KL12	Land north of Keele University, Keele	Weak contribution	Recommend for further consideration	Take site forward for further consideration (alongside site SP11 or SP11A)	July 2024
62	KL14	Land South-East of Keele University	Moderate contribution	Recommend exclude from process		December 2020
63	KL14 (re-evaluate)	Land South-East of Keele University	Weak contribution	Recommend exclude from process		July 2024
64	KL15	Land South of A525 between Keele University and Newcastle	Weak contribution	Recommend for further consideration	Take site forward for further consideration (alongside site TB18).	December 2020
65	KL15 (re-evaluate)	Land South of A525 between Keele University and Newcastle	Weak contribution	Recommend for further consideration	Take site forward for further consideration (alongside site TB18).	July 2024
66	KL20	Land South of Pepper Street, Keele	Moderate contribution	Recommend exclude from process		July 2024
67	KL21	Land South of A525 and either side of Quarry Bank Rd, Keele	Moderate contribution	Recommend exclude from process		December 2020
68	KL21A	Land South of A525 and either side of Quarry Bank Rd, Keele	Moderate contribution	Recommend exclude from process		July 2024
69	KL33	Land West of Keele Road, Keele Road	Moderate contribution	Recommend exclude from process		June 2023
70	KL34	Land West of Three Mile Lane, Keele	Strong contribution			June 2023
71	KS1	Land West of Cheviot Close, Knutton	Moderate contribution	Recommend exclude from process		December 2020
72	LW5	Land adjacent to Coneygreave Lane, Baldwin's Gate	Moderate contribution	Recommend exclude from process		December 2020

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
73	LW5 (re-evaluate)	Land adjacent to Coneygreave Lane, Baldwin's Gate	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
74	LW7	Land off Whitmore Road	Strong contribution			July 2024
75	Madeley High School Extension	Land adjacent to Madeley High School.	Strong contribution			July 2024
76	MD2	Land at Elmside Garden Centre, Main Road	Weak contribution	Recommend exclude from process		December 2020
77	MD12	Land Area 2 at Marley Eternit Tiles, Madeley Heath	Moderate contribution	Recommend for further consideration	Exclude site from process	December 2020
78	MD12A	Land Area 2 at Marley Eternit Tiles, Madeley Heath	Moderate contribution	Recommend for further consideration	Exclude site from process	July 2024
79	MD13	Land at Windy Arbour Farm, Madeley	Strong contribution			December 2020
80	MD18	Land West of Furnace Lane, Madeley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
81	MD19	Land East of Furnace Lane, Madeley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
82	MD20	Brook House Farm, Madeley	Strong contribution			December 2020
83	MD24	Land off Station Road, Madeley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (subject to further investigation on the impact on Madeley Conservation Area).	December 2020
84	MD34	Land East of Bowsey Wood Road, Madeley	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	December 2020

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
85	MD37	The Gables, Honeywall Lane, Madeley Heath	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
86	MD56	Land off Heighly Castle Way, Madeley	Moderate contribution	Recommend exclude from process		July 2024
87	NC4	Land off High Street, The Rookery	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
88	NC5	Land off Harrisehead Lane, Newchapel	Moderate contribution	Recommend for further consideration (alongside site NC4).	Take site forward for further consideration (alongside site NC4).	December 2020
89	NC10	Land East of Mow Cop Road, Mow Cop	Strong contribution			December 2020
90	NC11	Land off High Street, Newchapel, ST7 4PU	Strong contribution			December 2020
91	NC12	Land North of Mow House Farm, Mow Cop	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
92	NC13	Land West of Bullockhouse Road, Harriseahead	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
93	NC14	Land off Mow Cop Road (2), Mow Cop	Moderate contribution	Recommend exclude from process		December 2020
94	NC15	Land off Mow Cop Road (1), Mow Cop	Moderate contribution	Recommend for further consideration (discussion with Cheshire East Council required).	Exclude site from process	December 2020
95	NC77	Bent Farm, Newchapel	Strong contribution			July 2024
96	NC78	Land South of Pennyfield Road, Newchapel	Strong contribution			July 2024

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date	
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact		
97	NC80	Land south of Mow Cop Road, Mow Cop	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
98	NC81	Mellors Bank, Mow Cop Road, Mow Cop	Moderate contribution	Recommend exclude from process		July 2024
99	NC83	Blue Pot Farm, Alderhay Lane, Rookery	Strong contribution			July 2024
100	RC11	Land at the end of Birchenwood Way, Kidsgrove	Weak contribution	Recommend exclude from process		December 2020
101	RC14	Land off Oldcott Drive, Kidsgrove	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
102	RC15	Land at Kidsgrove Bank and Chatterley Drive	Strong contribution			December 2020
103	SP11	Former Keele Municipal Golf Course	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside site SP14).	December 2020
104	SP11A	Former Keele Municipal Golf Course	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside sites SP12, SP14 and SP23).	July 2024
105	SP11B	Former Keele Municipal Golf Course	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
106	SP12	Site off Glenwood Close, Silverdale	Moderate contribution	Recommend for further consideration	Take site forward for further consideration	July 2024
107	SP14	Site at Gallowstree Roundabout, Keele	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
108	SP23	Land at Cemetery Road / Park Lane	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside sites SP14 and SP11A or SP11B)	July 2024

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact	
109 TB18	Land at Whitmore Road, Newcastle Golf Club	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
110 TB19	Land South-West of Newcastle Golf Club, Whitmore Road	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside site TB18).	December 2020
111 TB24	Land between Gallowstree Lane and Keele Road, Keele	Weak contribution	Recommend for further consideration	Take site forward for further consideration	December 2020
112 TK10	Land at Crown Bank, Talke	Strong contribution			December 2020
113 TK17 ¹⁹	Land off St Martins Road, Talke	Weak contribution	Recommend for further consideration	Exclude site from process if site CT1 is being taken forward for further consideration. If site CT1 is not being taken forward, take site forward for further consideration.	December 2020
114 TK18	Jamage South, Land North of A500	Moderate contribution	Recommend for further consideration	Exclude site from process if site CT1 is being taken forward for further consideration. If site CT1 is not being taken forward, take site forward for further consideration.	December 2020
115 TK19	Great Oak, Land South of A500	Strong contribution			December 2020

¹⁹ It is acknowledged that following the original assessment of this site in December 2020, a smaller version of the site was then proposed. Given that the Green Belt purpose assessment found that the original site made an overall weak contribution to Green Belt purposes, a reduction in scale was not considered to alter the overall conclusion reached and it was not considered necessary to reassess the site against Green Belt purposes.

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact	
116 TK24	Land off Coppice Road, Talke (1)	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside site TK27).	December 2020
117 TK25	Land North and South of Audley Road, Talke	Strong contribution			December 2020
118 TK27	Land off Coppice Road, Talke (2)	Moderate contribution	Recommend for further consideration	Take site forward for further consideration (alongside site TK24).	December 2020
119 TK29	Land at the end of Oak Tree Lane, Talke	Weak contribution	Recommend for further consideration	This is dependent upon whether sites TK17, CT1/CT1A and/or TK30 are being taken forward. If only site TK17 is taken forward, recommend TAKE SITE FORWARD FOR FURTHER CONSIDERATION. If sites CT1/CT1A and/or TK30 are being taken forward for further consideration, recommend EXCLUDE SITE FROM PROCESS.	July 2024
120 TK30	Land off Talke Road and A500, Talke	Moderate contribution	Recommend for further consideration	This is dependent upon whether site TK17 or TK18 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR	July 2024

Site Ref	Address	Green Belt Purpose Assessment Overall Contribution	Green Belt Site Review Assessment Outcome		Assessment Date
			Stage 1 Conclusion based on suitable, available, achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact	
FURTHER CONSIDERATION.					
121 TK45	Land North of Peacock Hay Road, Chatterley Valley	Moderate contribution	Recommend exclude from process		July 2024
122 TK46	Jamage North Reclamation Site, Talke	Moderate contribution	Recommend exclude from process		July 2024
123 TK47	Land North of Peacock Hay Road, Chatterley Valley	Moderate contribution	Recommend exclude from process		July 2024

Appendix A

Example Green Belt Site Review Proforma

A.1 Green Belt Site Review Proforma – Site Reference

Site Reference		SITE PLAN			
Site Address					
Ward					
Existing Use					
Site Area (Ha)	As per SHELAA				
Site Capacity	As per SHELAA				
Green Belt Assessment Overall Contribution	Weak / Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA. Part of the site falls within an AQMA. No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes/No	1. Is the site viable (based on Council's Viability Assessment)?	No, site is not currently considered viable. Yes, site considered capable of viable development but landowners may need to accept land value reductions for abnormal site development costs. Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site which and development would have a significant impact on them. [State designations]. There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development. [State designations]. No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	Yes/No (If yes, state reference)	2. Is there active developer interest in the site?	Yes/No
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which will be difficult to accommodate or will have a significant impact on any development. There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout. No TPOs.	3. Is the site in active use?	Yes/No (If yes, state use)	3. Is there known demand for the form of provision approved/proposed?	Yes/No
Is the site previously developed land?	Site is greenfield. Site is a mix of previously developed land and greenfield. Site is previously developed land.	4. Could the site be developed now?	Yes/No	4. Have similar sites been successfully developed in the preceding years?	Yes/No (if yes, provide details)
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land. Site consists of grade 4 or 5 agricultural land. No loss of agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes/No (state details)	5. Are there known abnormal development costs?	Yes/None known (state details)
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	N/A. Yes, site is within a HSE Major Hazard Consultation Zone. Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	

Is there any known contamination on site?	Majority ²⁰ of the site is potentially contaminated and may be difficult to remediate. Site includes areas of potential contamination which could be remediated. Site is not thought to be contaminated / Site adjoins an area of potential contamination.	Site was promoted by owner or developer with owner backing. No known ownership issues / Site not promoted by the owner however there is an extant planning consent on the site Site is not promoted by owner but is not in active use and could be developed now / Site was promoted by owner however it has ownership issues which could be overcome. Site is not available / has ownership issues which cannot be overcome / Ownership is unknown and the site is in active use and could not be developed now.	The site is considered to be viable / there is developer interest and/or demand. No known abnormal development costs. The site may be viable however there are abnormal development costs which would need to be overcome. There is developer interest and/or demand. Site is not currently considered viable. There are insurmountable abnormal development costs and it is known that these cannot be overcome. There is no demand or developer interest.
Are there any physical constraints relating to ground stability or historic mining in or around the site?	N/A. Yes, historic mining activities. Consultation with Coal Authority likely. No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Majority of site is within Flood Zone 2 / 3. Less than 50% of site is within Flood Zone 2 / 3. Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	[List heritage asset(s) present]. There is potential for harm to a designated heritage asset(s) or its setting as a result of development. [List heritage asset(s) present]. Further information is required in order to establish the potential for harm to a designated heritage asset(s) or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment. No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement. Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site. Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk? ²¹	Site is over 1.2km from an area of open space / greenspace. Site is between 800m and 1.2km from an area of open space / greenspace. Site is within 800m of an area of open space / greenspace.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which are not considered compatible with residential / employment use (e.g. industrial uses which may cause amenity issues). [State uses]. Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns. [State uses]. Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use.		
Is there access to a primary school within 800m or 10mins walk?	Site is over 3.2km from a primary school. Site is between 800m and 3.2km from a primary school. Site is within 800m of a primary school.		
Is there access to a secondary school within 800m or 10mins walk?	Site is over 4.8km from a secondary school. Site is between 800m and 4.8km from a secondary school. Site is within 800m of a secondary school.		
Is there access to GP or health centre within 800m or 10min walk?	Site is over 3.2km from a GP surgery / health centre. Site is between 800m and 3.2km from a GP surgery / health centre. Site is within 800m of a GP surgery / health centre.		
Access to a bus stop?	Site is more than 800m away from a bus stop. Bus stop is between 400m-800m of site Site is within 400m of a bus stop		
Access to a railway station?	Site is over 1.2km from a railway station. Site is between 800m and 1.2km from a railway station.		

²⁰ Reference to 'majority' throughout the traffic light categories means over 50% of the site.

²¹ All distances have been calculated 'as the crow flies'.

	Site is within 800m of a railway station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	No apparent means of access / access would be difficult to achieve. Access could be created although may require third party land. Existing access into the site / or access could easily be created.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth. Majority amber or red - Site may suitable although mitigation may be required. Majority red / Majority green however showstoppers present - Site is not considered to be suitable as there are unavoidable impacts / it does not promote sustainable growth.</p> <p>Provide a summary of the suitability criteria and note any comments from the site visit (e.g. existing use, neighbouring uses, topography, access).</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION / RECOMMEND EXCLUDE FROM PROCESS</p>	
<p>Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)</p>			
Key Question to Consider		Assessment	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>This assessment will draw on the definitions and approach set out in the Green Belt Assessment methodology (see Section 3.2) however it will consider how development of the site would impact upon the purposes instead of how the site in its existing state contributes to the purposes:</p> <p>Purpose 1 – would development of the site represent unrestricted sprawl?</p> <p>Purpose 2 – would development of the site result in the merging of neighbouring towns²² or increase the potential for merging?</p> <p>Purpose 3 – would development of the site represent an encroachment into the countryside?</p> <p>Purpose 4 – would development of the site impact upon the setting or character of a historic town²³?</p>		
Are there any cumulative impacts (due to release of adjacent sites)?	<p>This will only be relevant if a number of sites in the same area are recommend for further consideration.</p> <p>The cumulative impacts should apply the same considerations as above taking all sites together.</p>		
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>Description of the resultant Green Belt boundary.</p> <p>If the resultant boundary features are not recognisable and permanent, recommend that ‘if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent new Green Belt boundary must be provided, or the existing boundary requires strengthening.’</p>		
Conclusion	Removal of the site (or sites, if cumulative) will harm Green Belt function and purposes / Removal of the site will not harm Green Belt function and purposes.		
<p>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION / EXCLUDE SITE FROM PROCESS</p>			

²² The ‘neighbouring towns’ are defined in the Green Belt Assessment Methodology – see Section 3.2.

²³ The ‘historic towns’ are defined in the Green Belt Assessment Methodology – see Section 3.2.

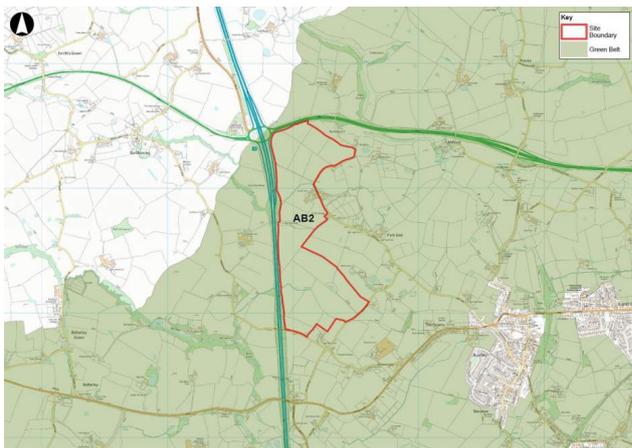
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Individual Site Plans

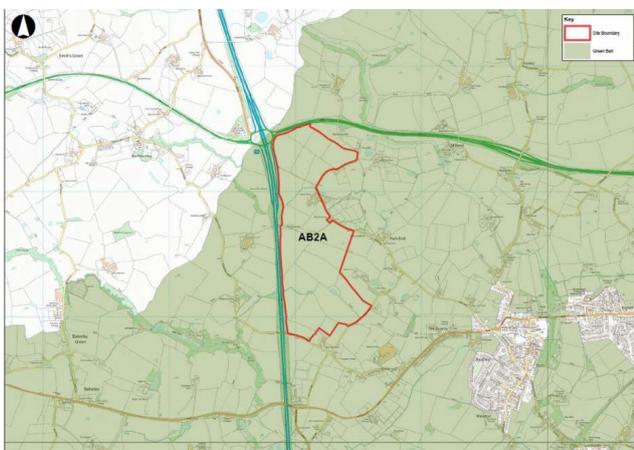
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AB2



AB2A



AB3



AB4



AB5



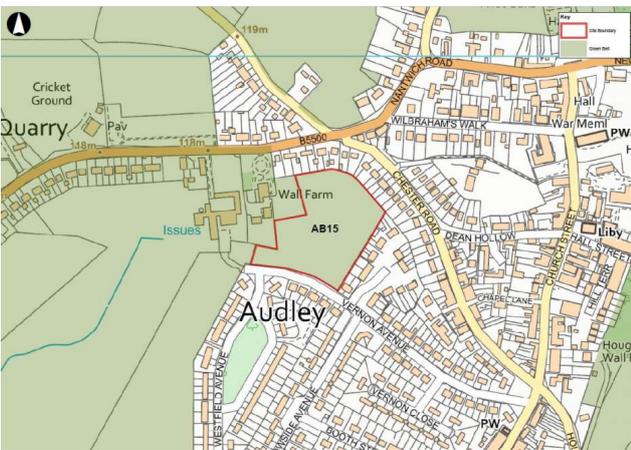
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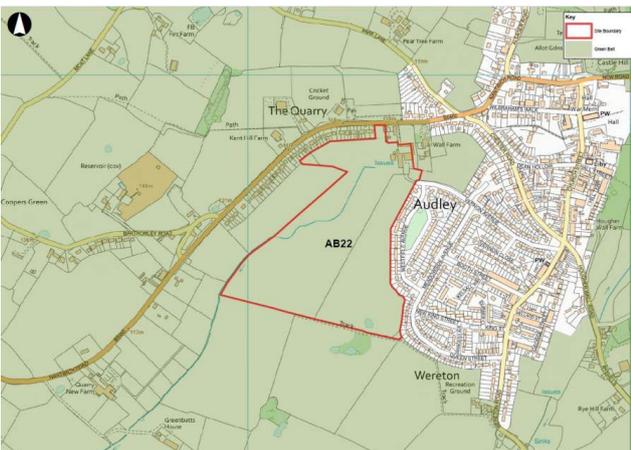
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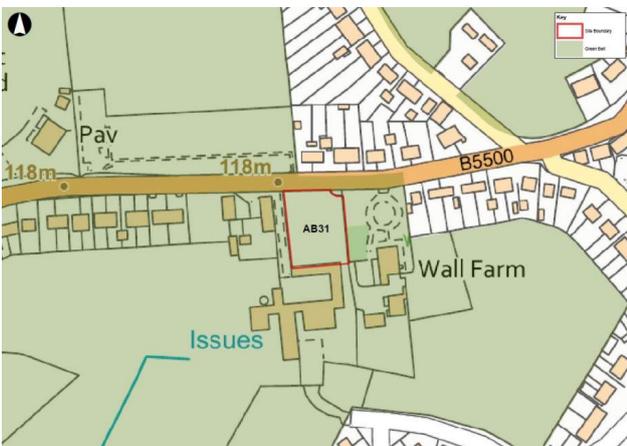
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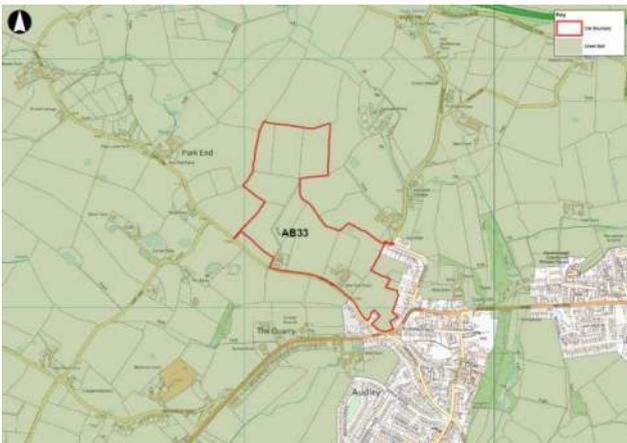
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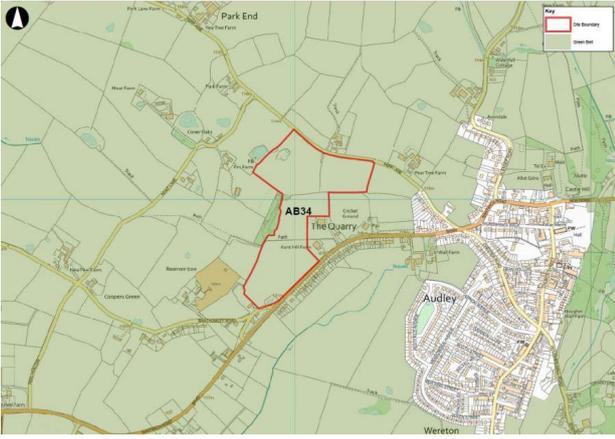
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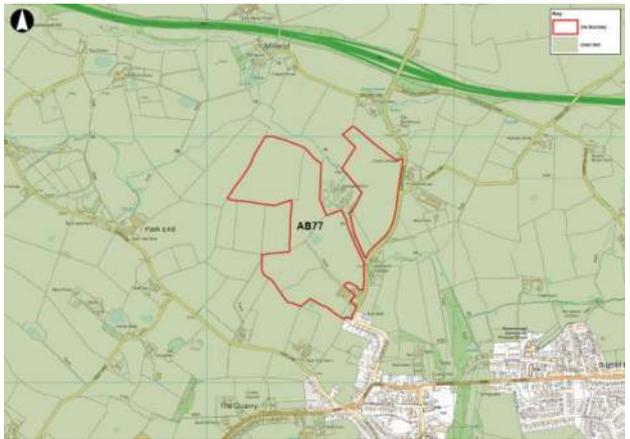
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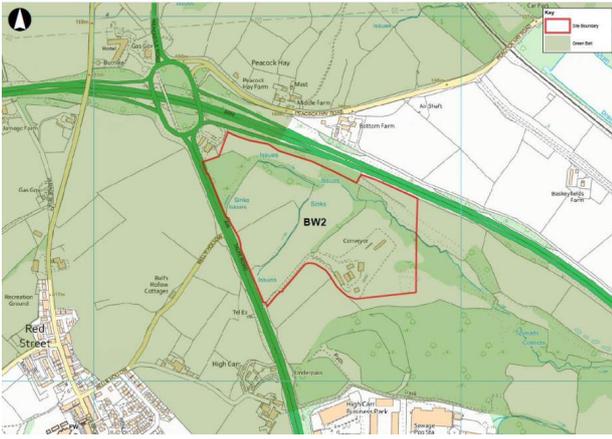
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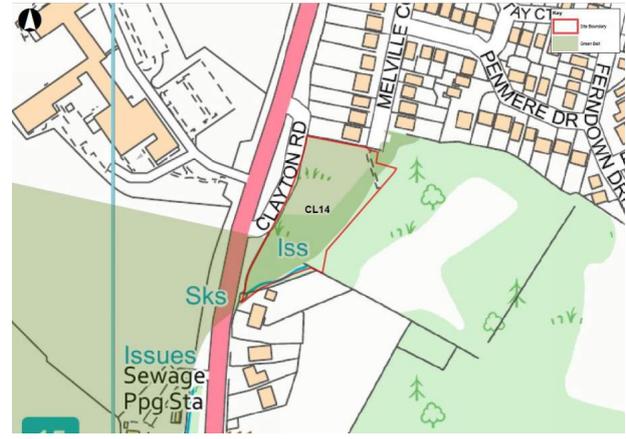
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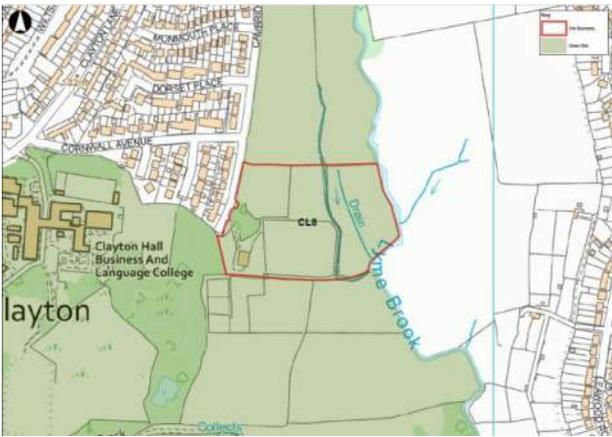
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CL14



CL8



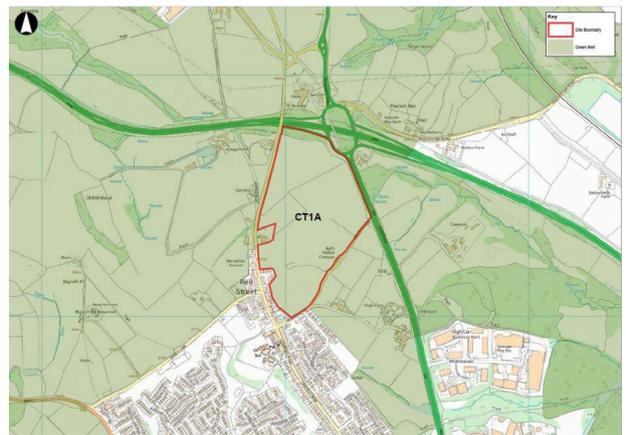
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CT1A



CT4



CT25



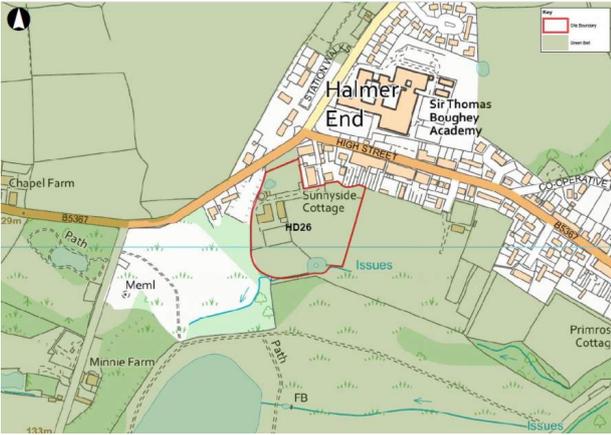
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HD10



HD26



HM4



HM6



HM7



HM8



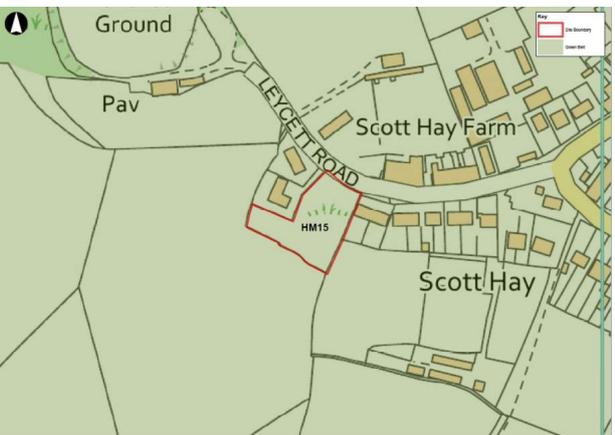
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HM15



HM19



HM20



HM22



HM23



HM26



HM29



HM62



HM66



KG1



KG2



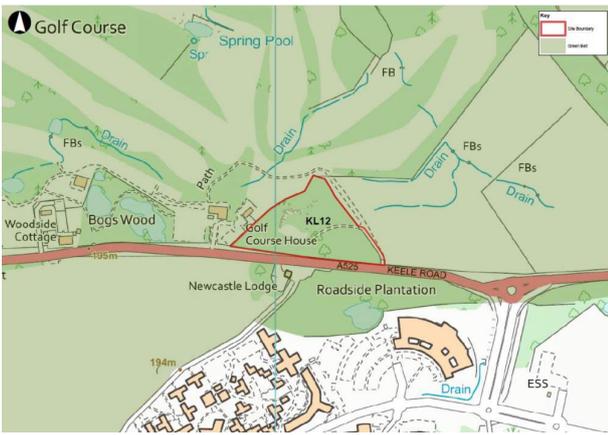
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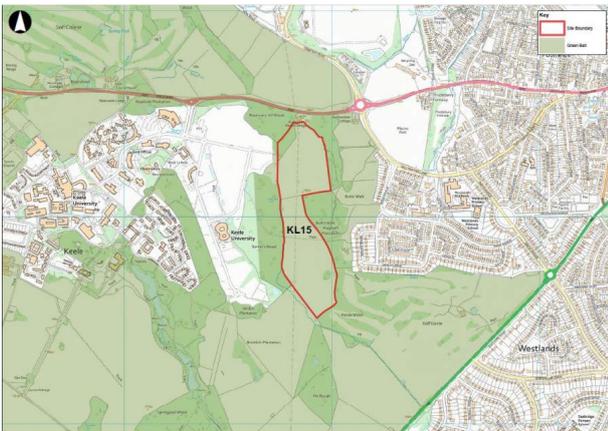
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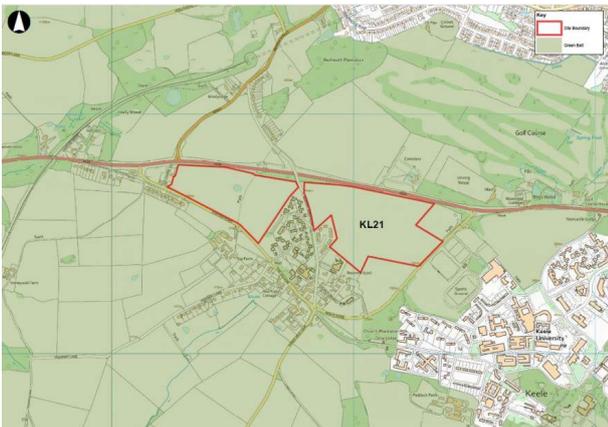
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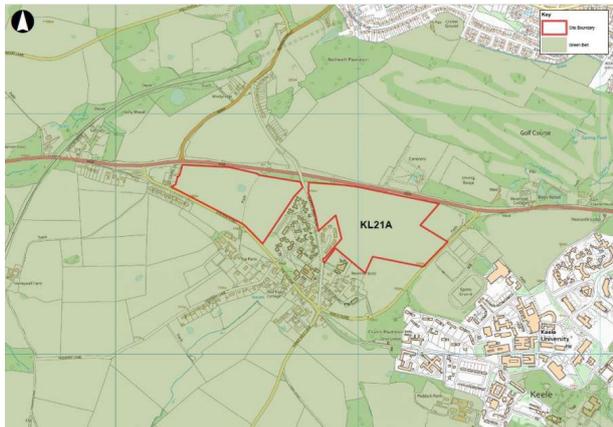
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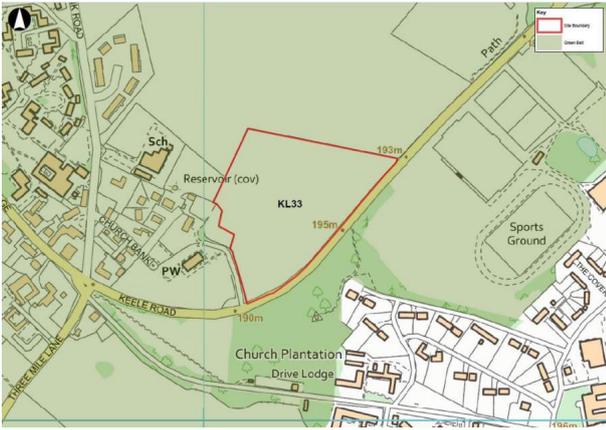
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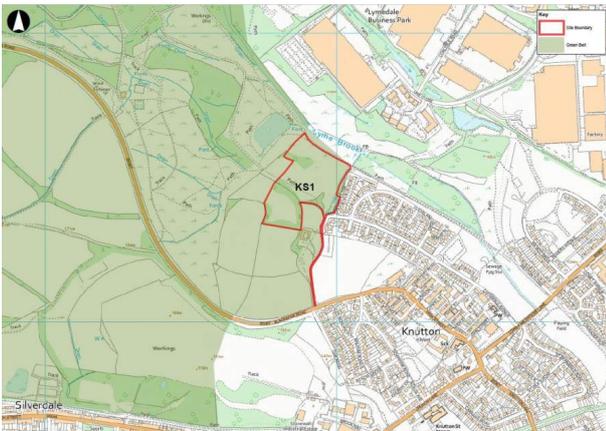
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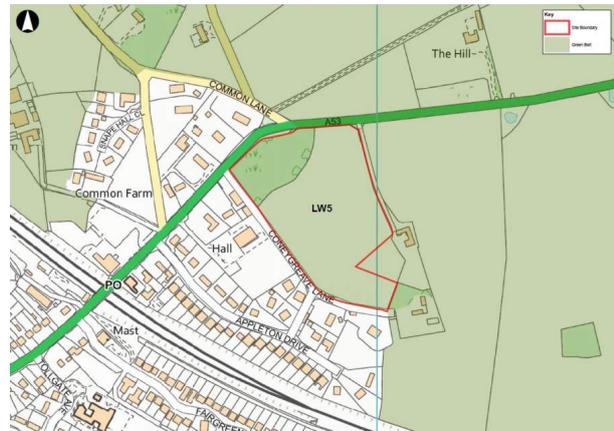
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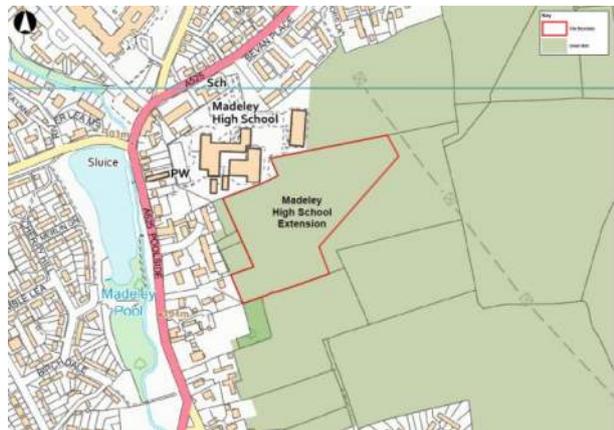
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Madeley High School Extension



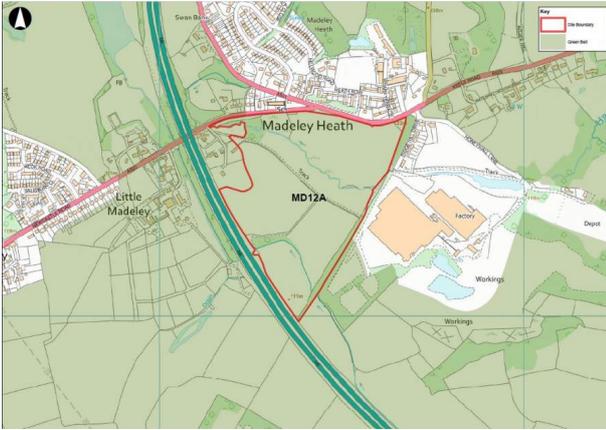
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MD12



MD12A



MD13



MD18



MD19



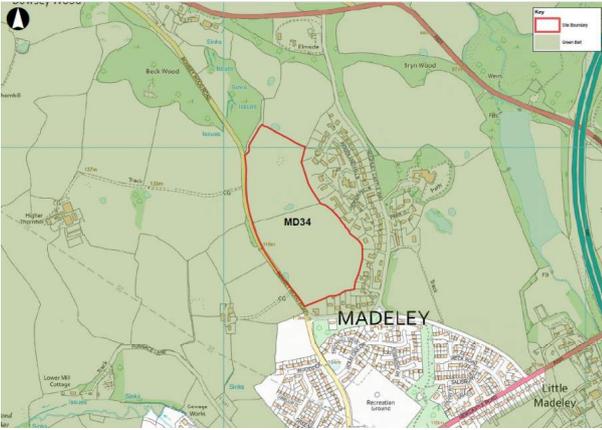
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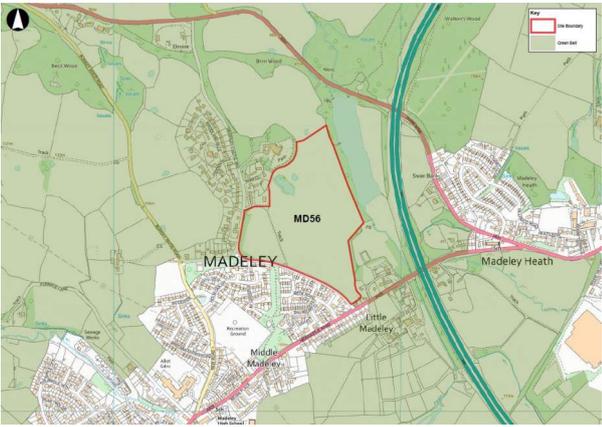
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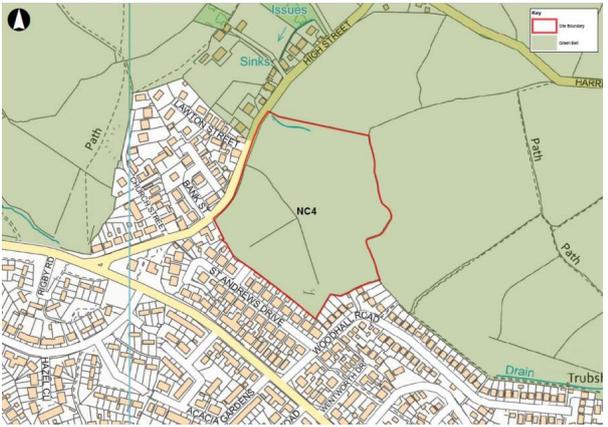
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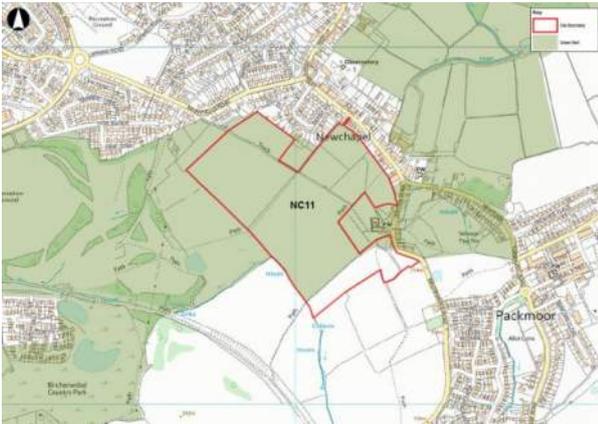
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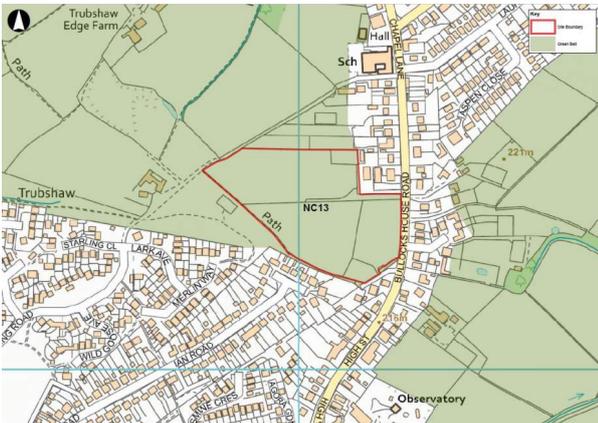
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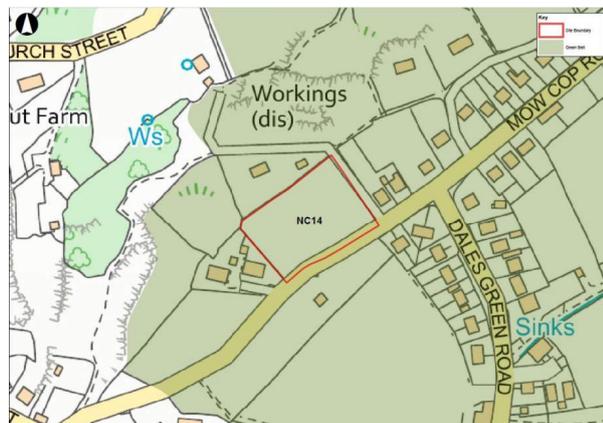
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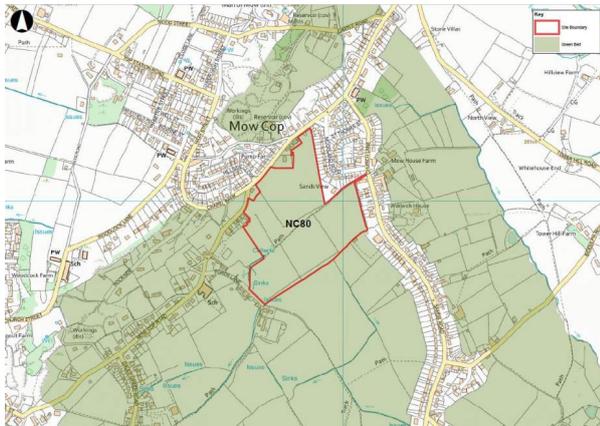
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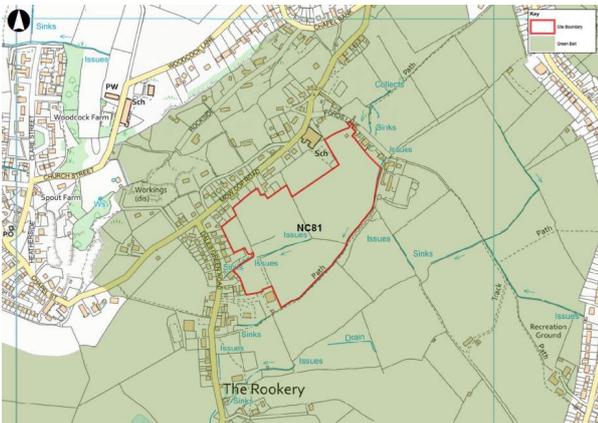
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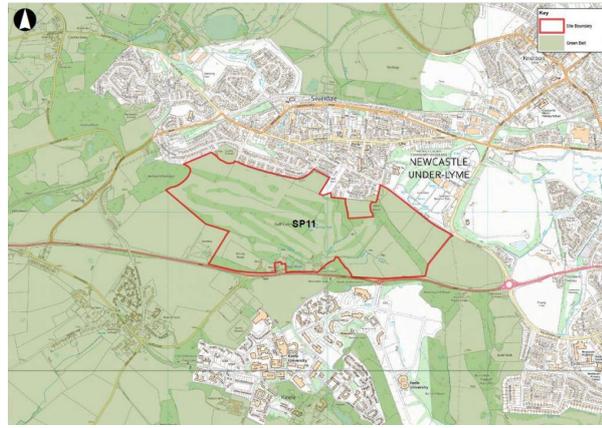
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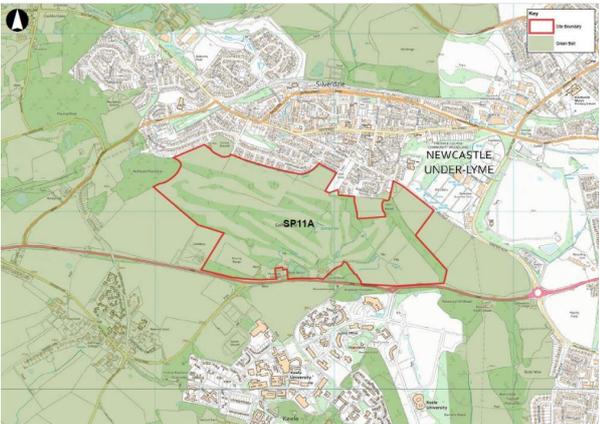
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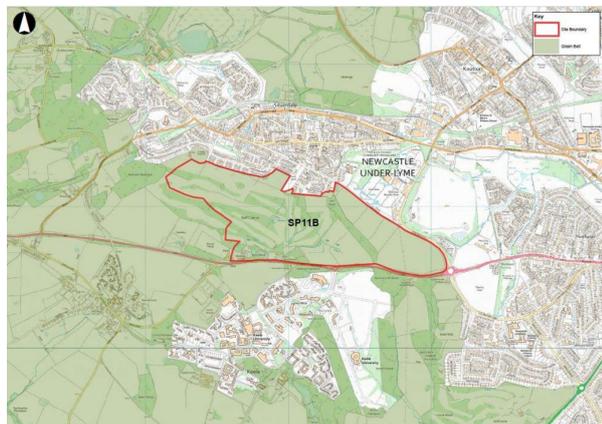
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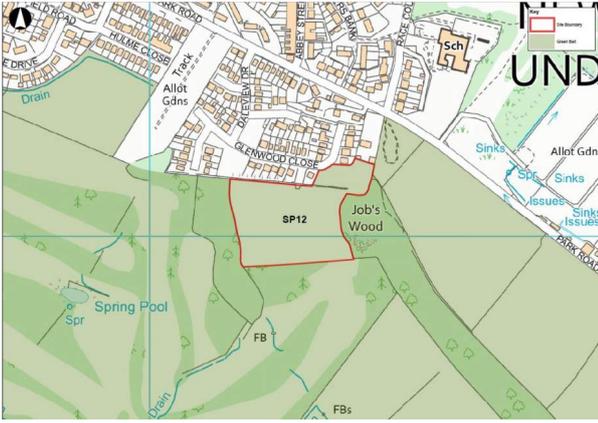
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SP11B



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SP14



SP23



TB18



TB19



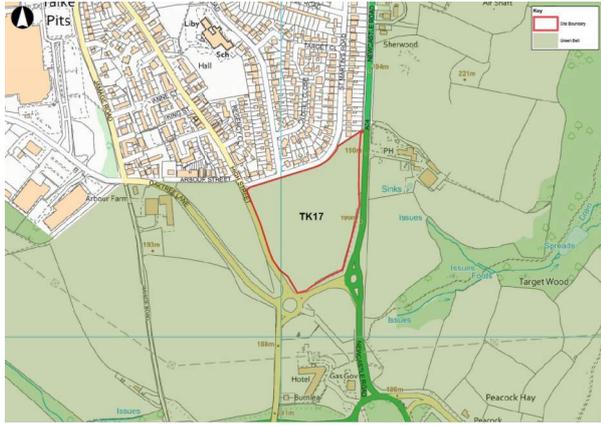
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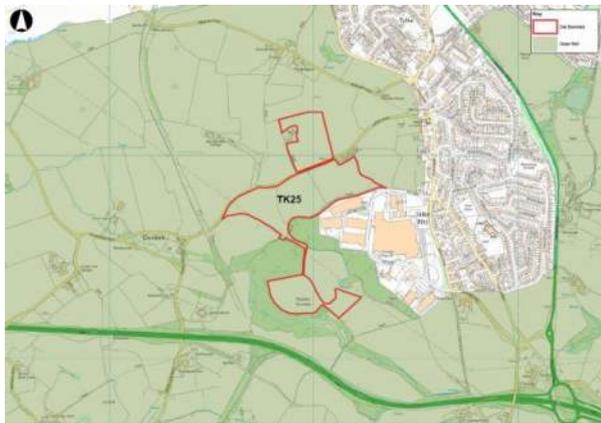
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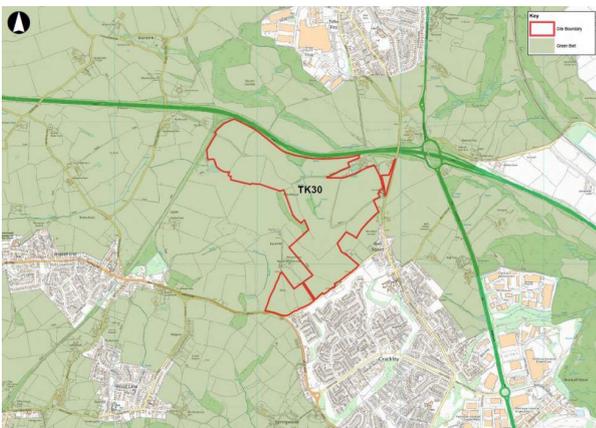
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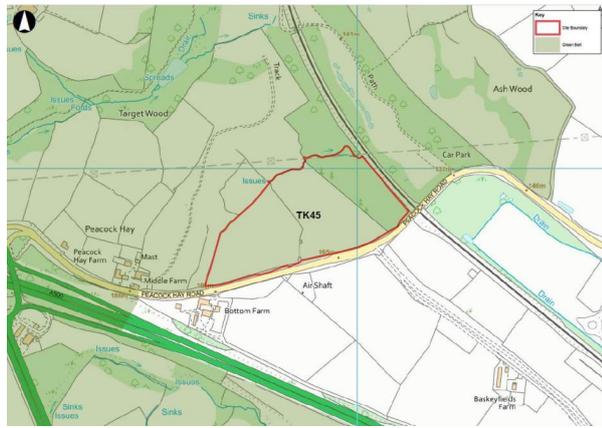
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TK45



TK46

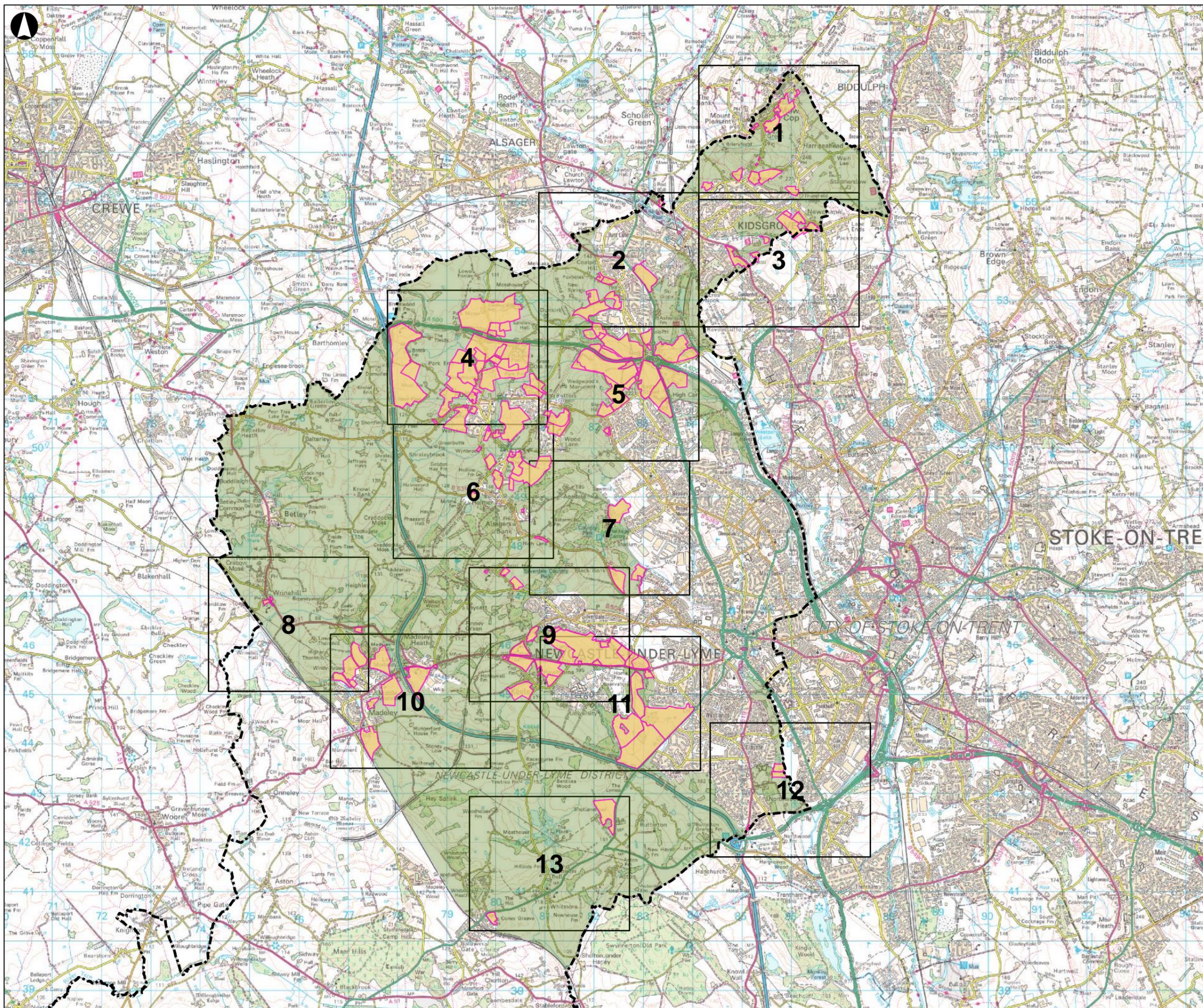


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Appendix C

Site Plans



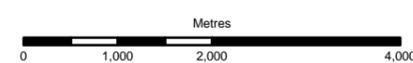
Notes

A3

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Key

- Plan Extents
- Green Belt Purpose Assessment Sites
- Green Belt
- Newcastle under Lyme District Boundary



P01	12/07/2024	APS	AO	AO	--
Rev	Date	By	Chkd	Appd	Authd



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Client
Newcastle under Lyme Council

Project Name
Newcastle under Lyme Green Belt Study

Drawing Title
Green Belt Purpose Assessment Sites Keyplan

Scale at A3
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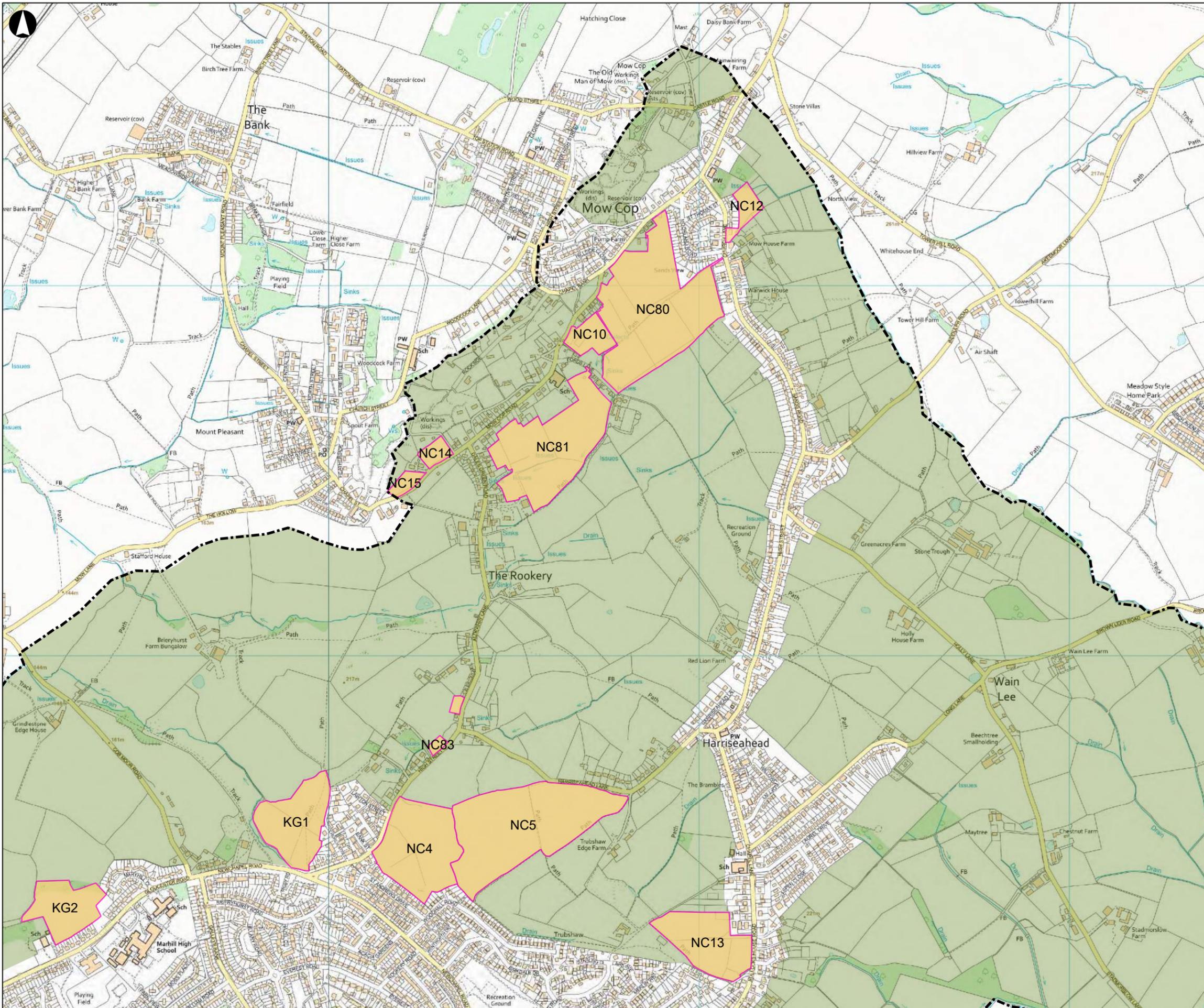
Role
Planning

Suitability
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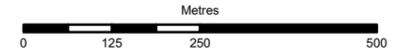


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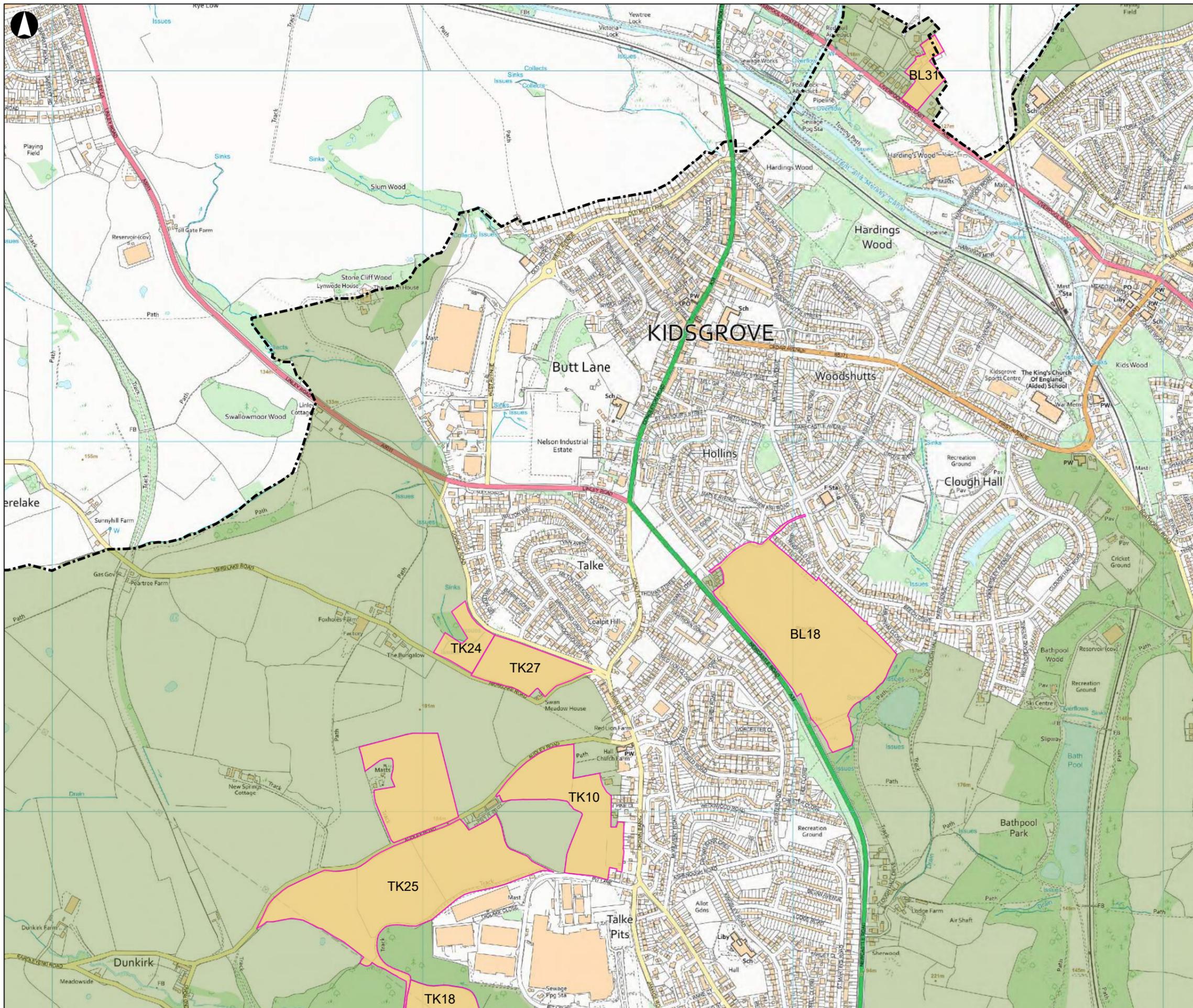
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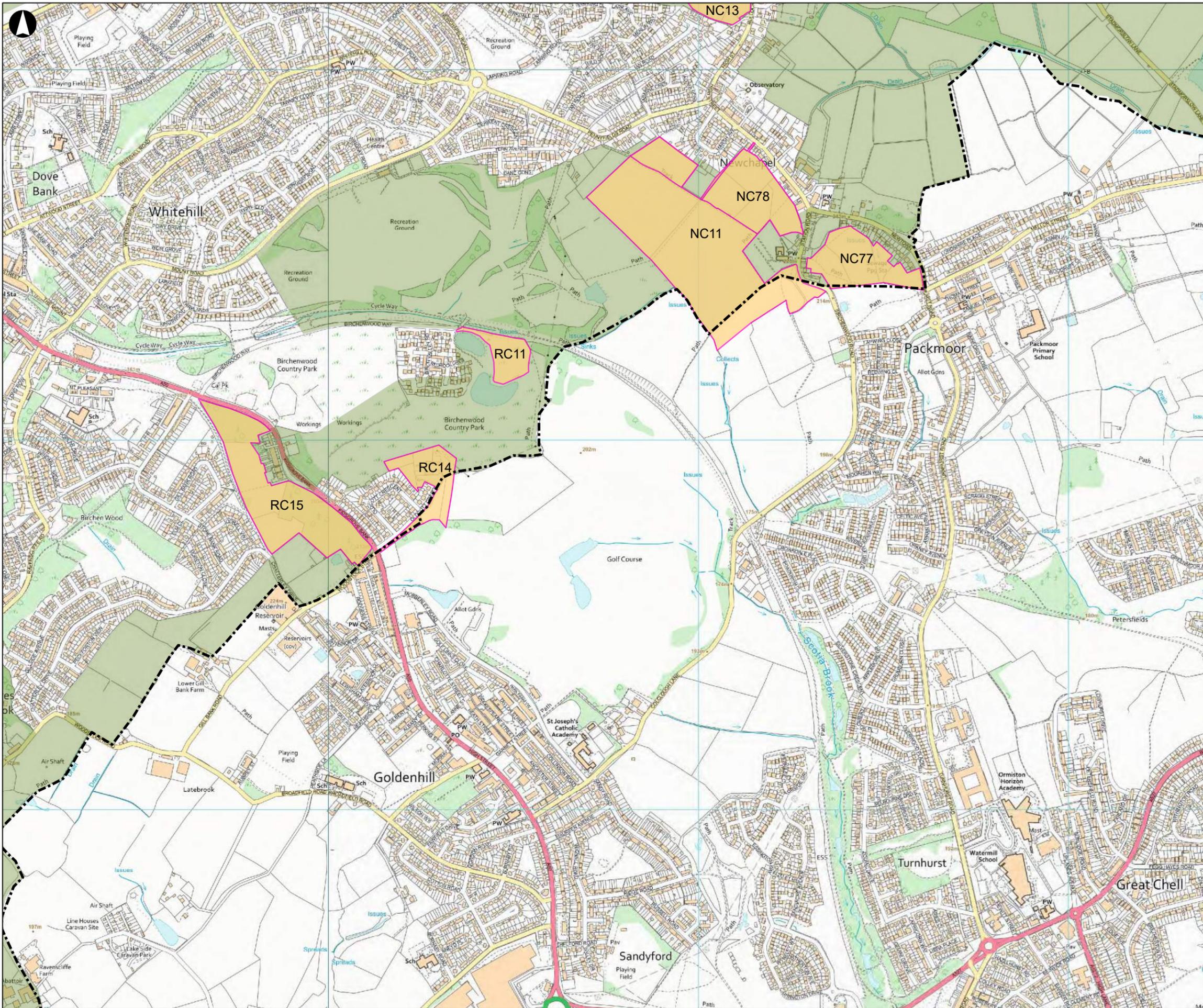
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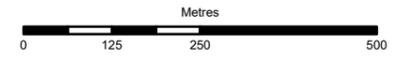
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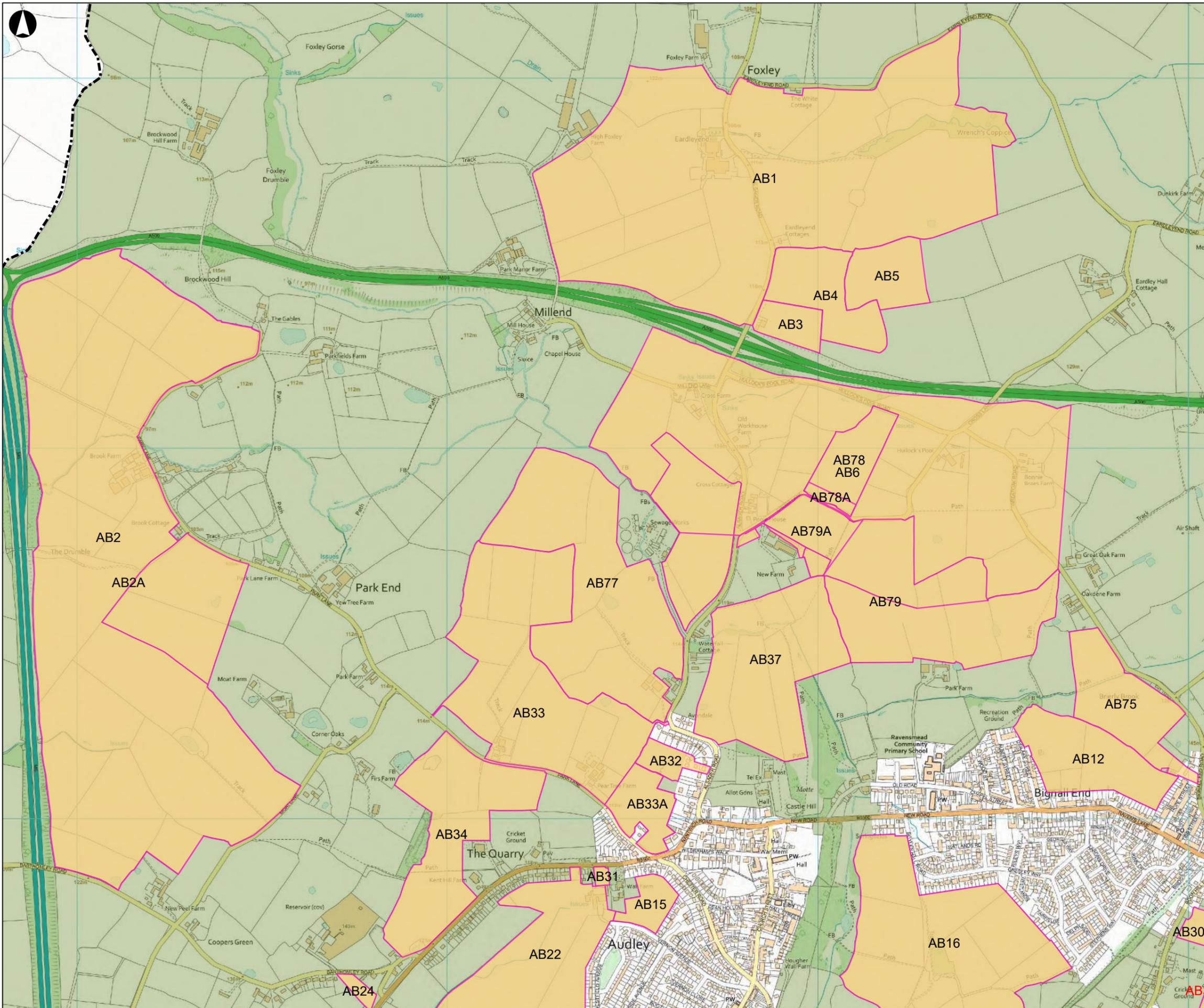
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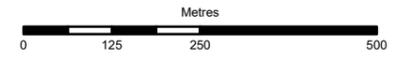
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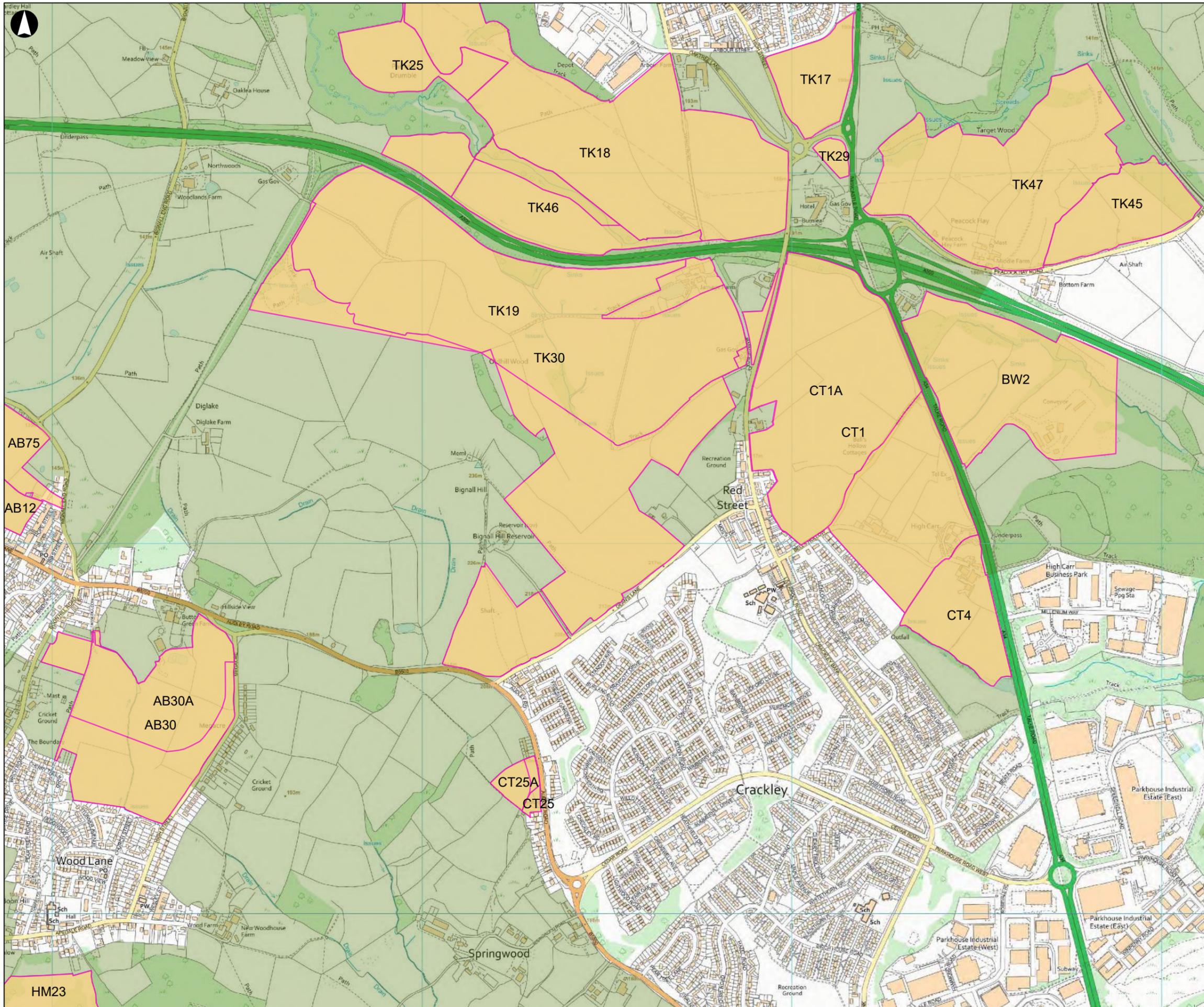
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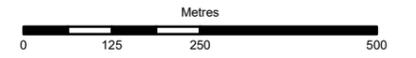
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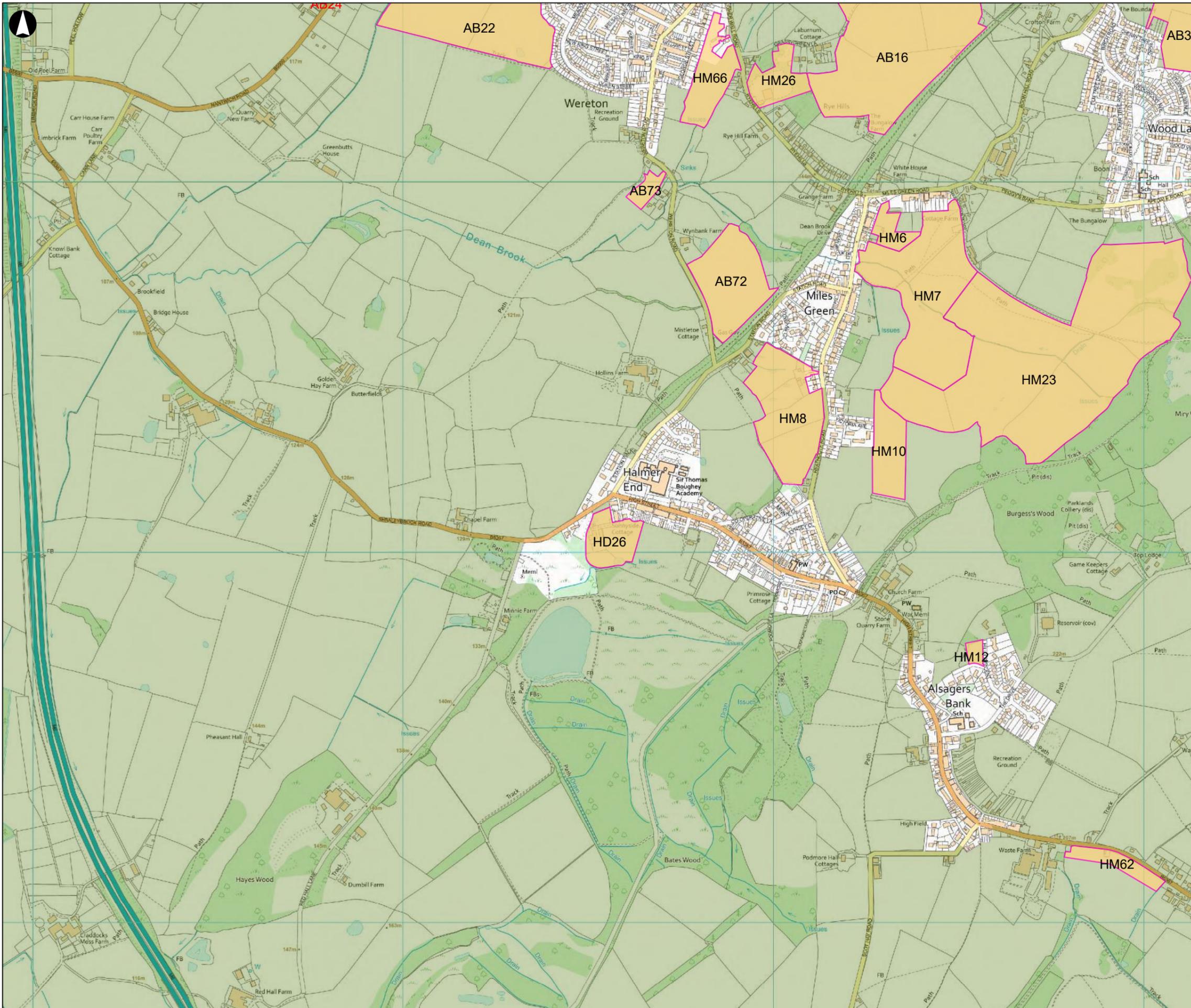
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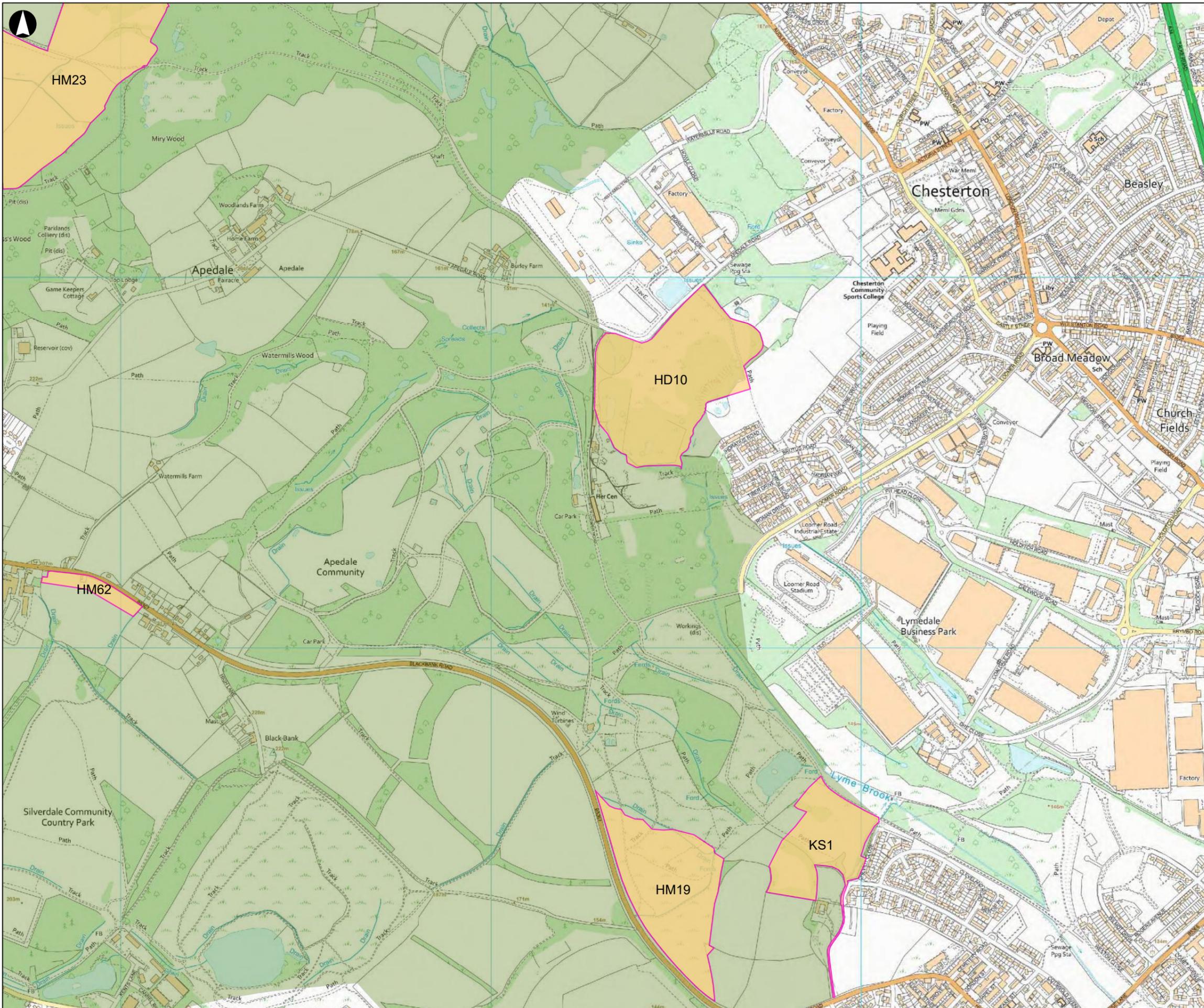
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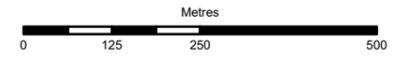
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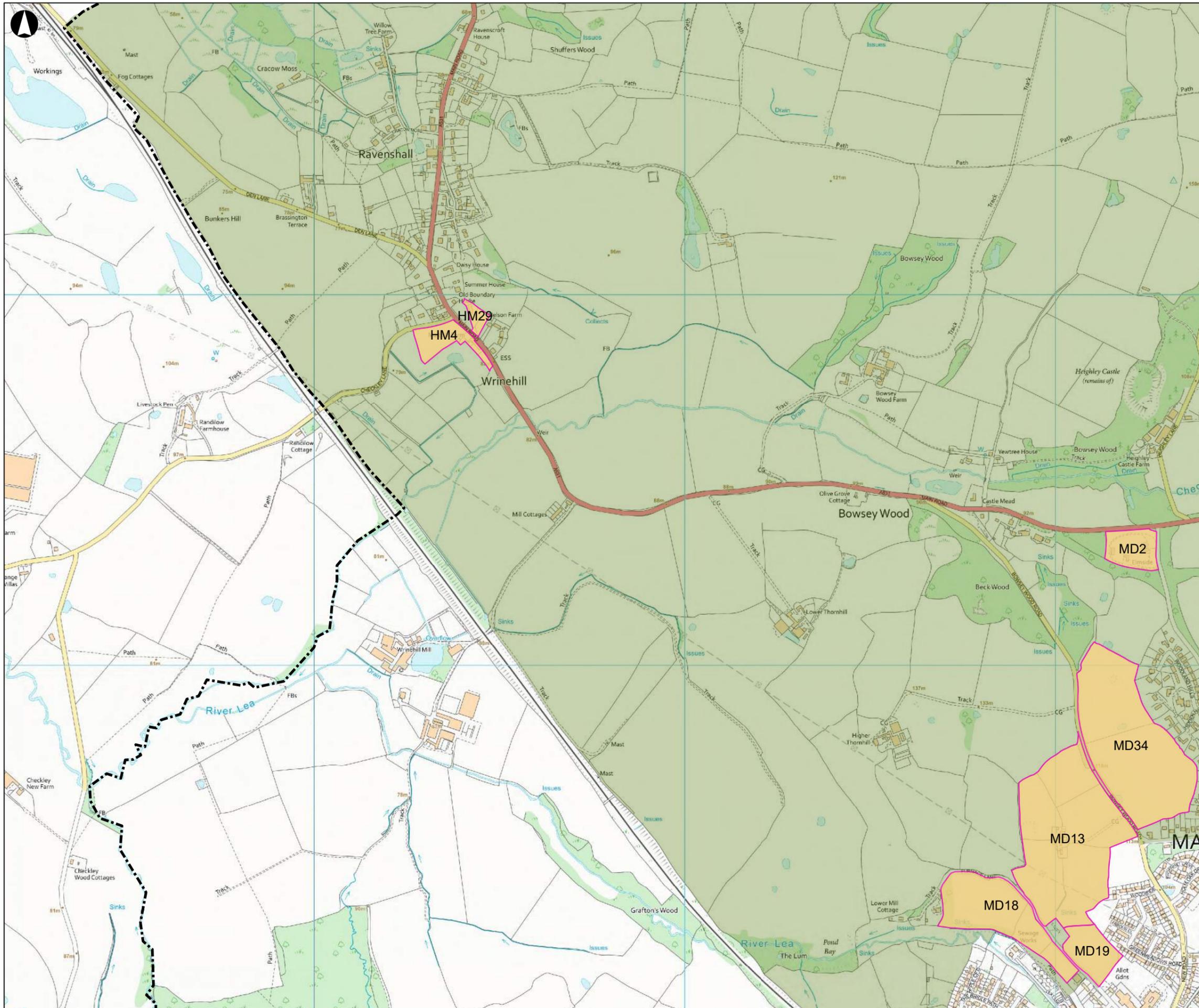
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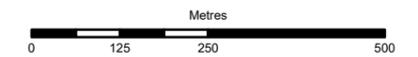
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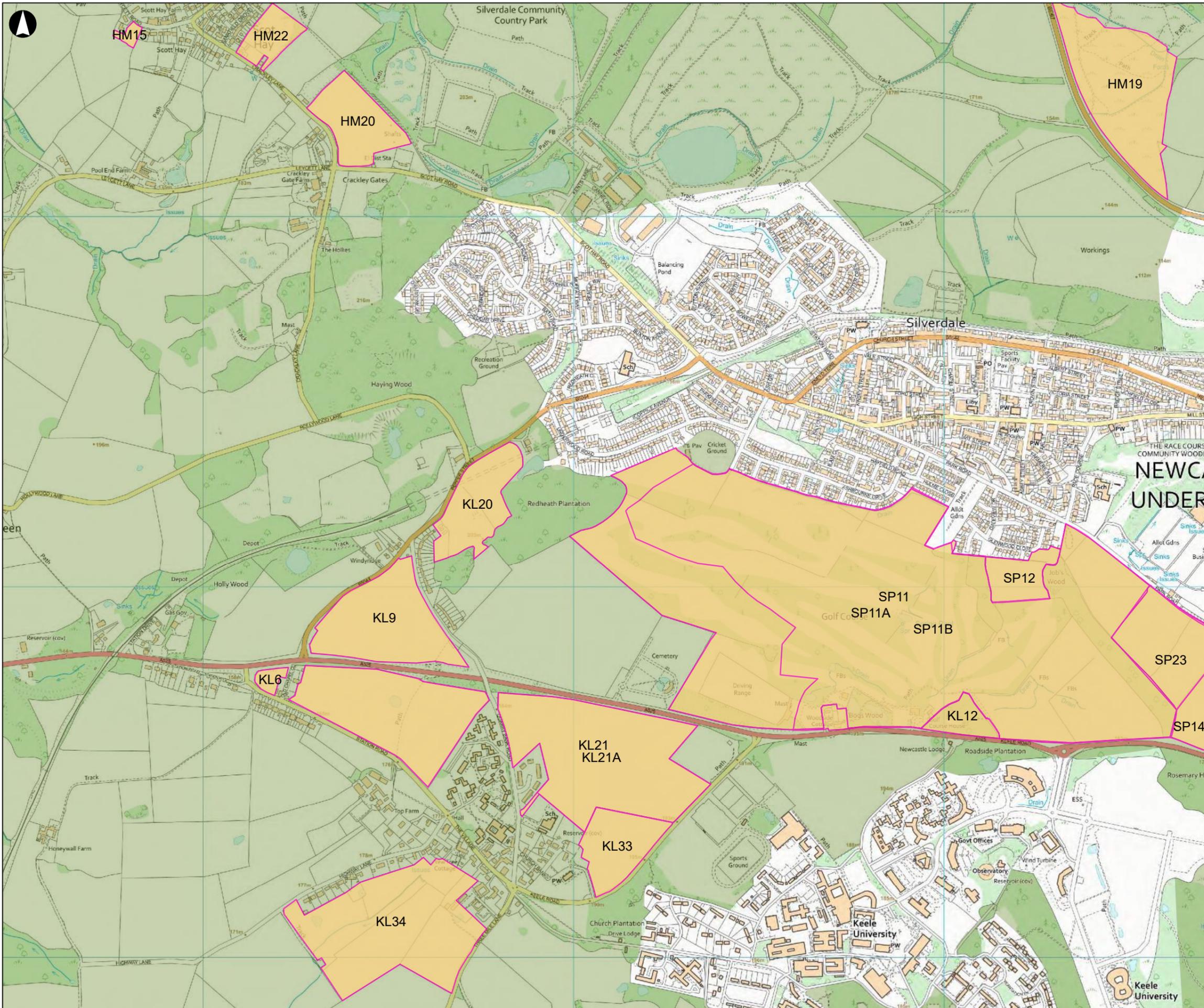
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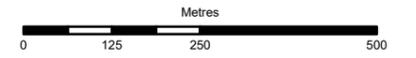
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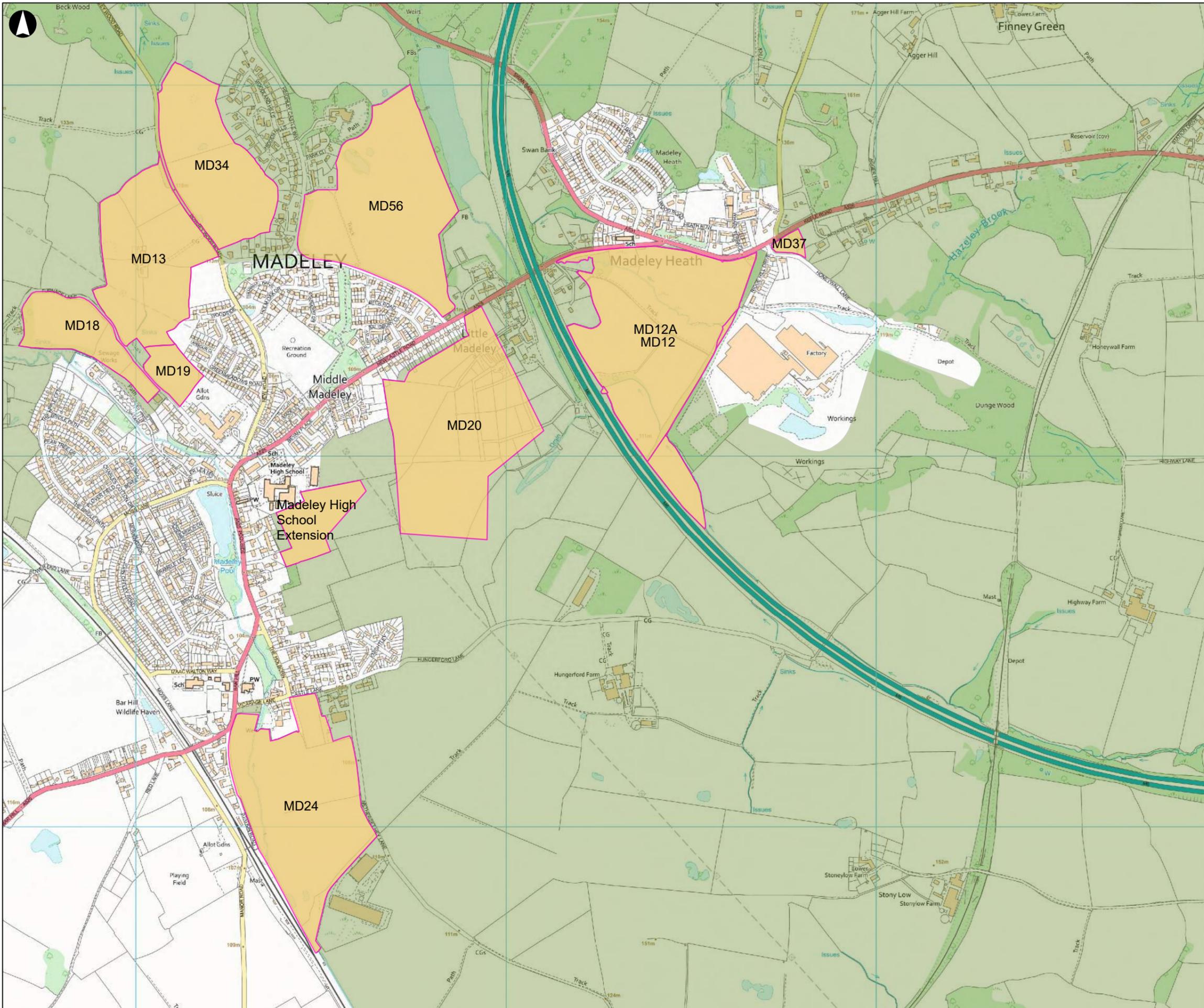
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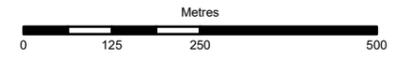
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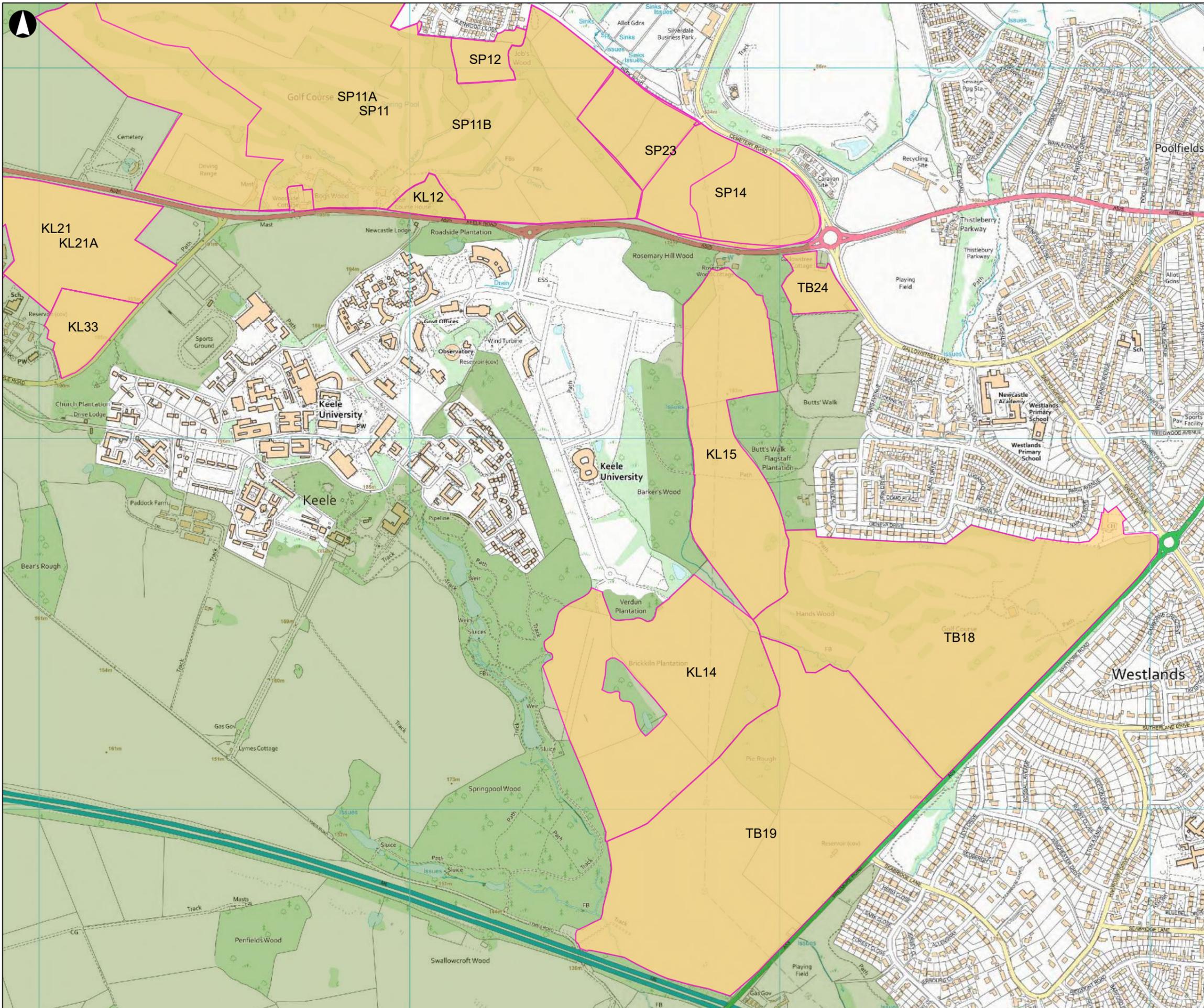
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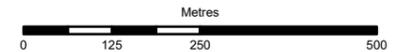
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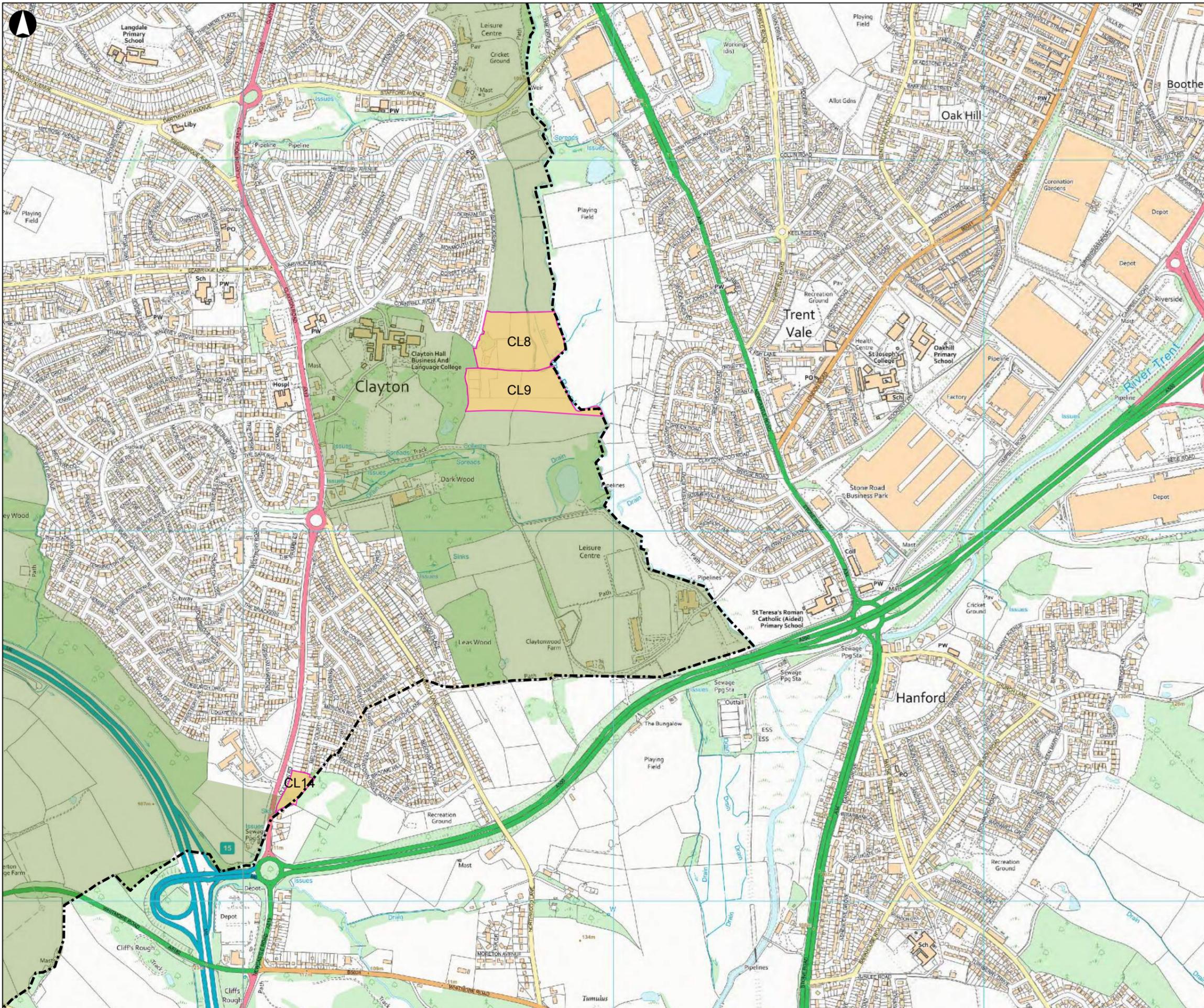
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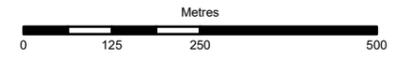
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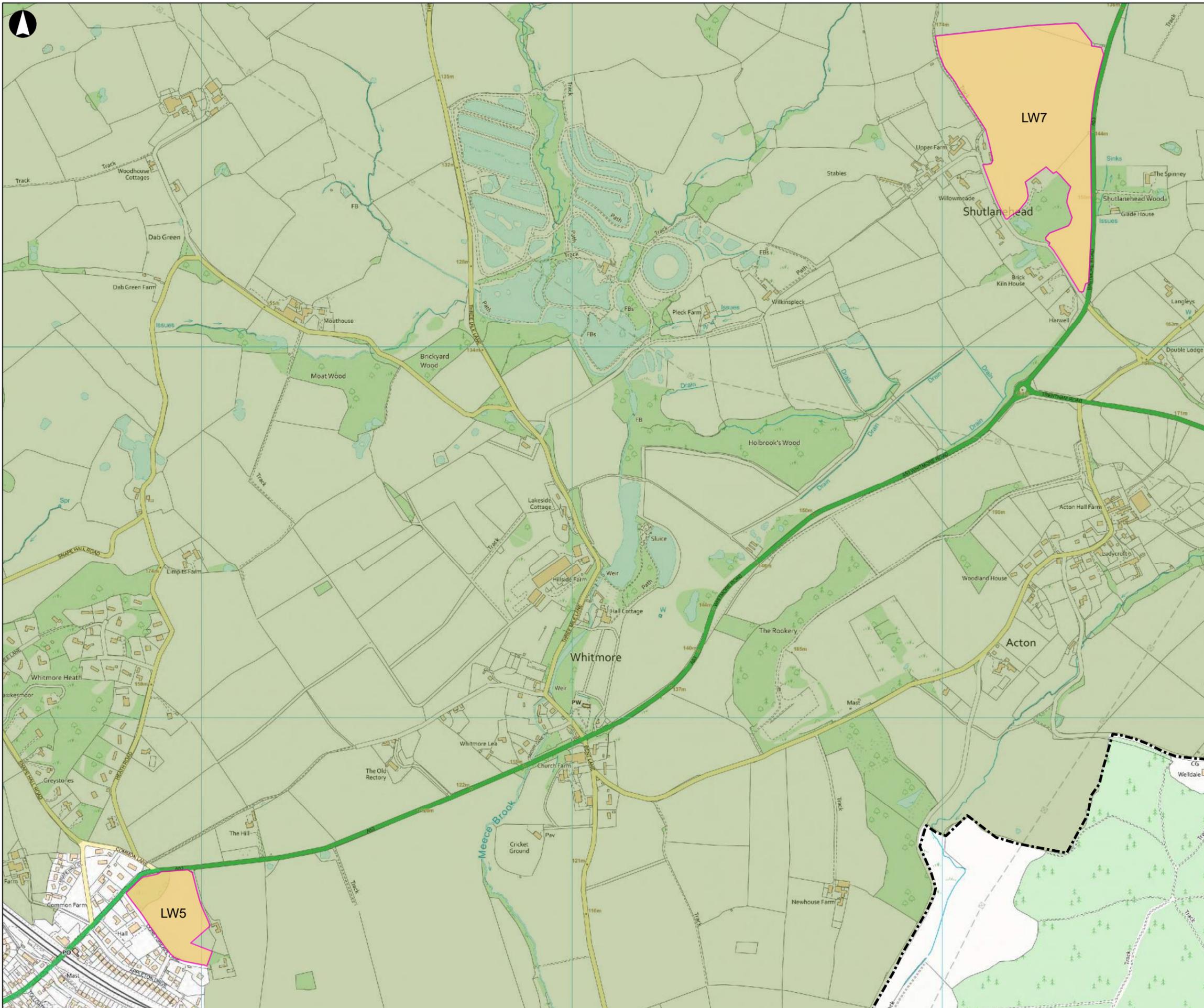
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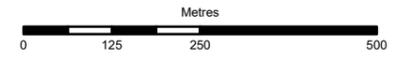
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Appendix D

Detailed Green Belt Assessment Table

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
AB1	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The southern boundary is comprised of the A500, half of the northern boundary is comprised of the Eardleyend Road, and part of the eastern boundary is comprised of Alsager Road which are all durable and would prevent encroachment into the countryside. The remaining boundaries to the east, north and west are all less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site is undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has predominantly less durable boundaries, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB2	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The northern boundary is comprised of the A500 and the western boundary is comprised of the M6 which are all durable and would prevent encroachment into the countryside to the north and west. The north eastern boundary consists of Park Lane which is defined as a durable boundary. However, it must be recognised that this is a single track carriageway with low level hedgerow for most of the length of the road and therefore does not currently function as a tangible break in the openness of the countryside from wider viewpoints. The south eastern and southern boundaries consist of field boundaries which are less durable and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site is undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it has a strong degree of openness, it is completely connected to the countryside, and the south eastern and southern boundaries are less durable.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a strong contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site is connected to countryside along all four boundaries. The site supports a strong degree of openness. Whilst the site has less durable boundaries to the north east and south, the remaining boundaries are all durable and therefore could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, it makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built up area.	Moderate contribution
AB2A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The northern boundary is comprised of the A500 and the western boundary is comprised of the M6 which are all durable and would prevent encroachment into the countryside to the north and west. The eastern boundary predominantly consists of Park Lane which is defined as a durable boundary. However, it must be recognised that this is a single track carriageway with low level hedgerow for most of the length of the road and	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a	The site makes a moderate contribution to one purpose, a strong contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site is connected to countryside along all four boundaries. The site supports a strong degree of openness. Whilst the site has less durable boundaries in part to the east and south,	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			therefore does not currently function as a tangible break in the openness of the countryside from wider viewpoints. The remainder of the eastern boundary consists of field boundaries which would not be able to prevent encroachment if the site was developed. The south eastern and southern boundaries partly consist of field boundaries which are less durable and would not prevent encroachment if the site was developed. Sections of Moat Lane and Barthomley Road also form part of the southern and south eastern boundaries and these represent durable boundaries. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site is undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it has a strong degree of openness, it is completely connected to the countryside, and parts of the eastern and southern boundaries are less durable.		moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	the remaining boundaries are all durable and therefore could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, it makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built-up area.	
AB3	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The western boundary is comprised of Alsager Road and the southern boundary is comprised of the A500 which are both durable and would prevent encroachment into the countryside. The northern and eastern boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site rises up to the east and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is completely connected to the countryside, it has a strong degree of openness and has two less durable boundaries.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a mix or durable and less durable boundaries, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB4	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The western boundary is comprised of Alsager Road which is durable and would prevent encroachment into the countryside. All of the remaining boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site rises up to the east and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has predominantly less durable boundaries with the countryside, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.		the recycling of derelict and other urban land.	NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	
AB5	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside.. All of the boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site is undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the completely less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB6	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. To the north this is comprised of the A500 which is durable and would prevent encroachment if it were developed. The remaining boundaries are all less durable comprised of field boundaries and a small brook and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with a number of farms and less than 10% built form. The topography of the site is very undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB12	No contribution: The site is not connected to the	Weak contribution: The site forms a less	Strong contribution: The site is connected to the settlement along the eastern, southern and western	No contribution: The site is not adjacent to a historic	Moderate contribution: All Green Belt land can be	The site makes a strong contribution to one purpose, a moderate contribution to one purpose,	Strong contribution

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	Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	essential gap between Bignall End and Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	boundaries. These are not durable boundaries and would not prevent encroachment into the site. The boundary between the site and the countryside is the northern boundary which is formed of a hedge lined field boundary. This is less durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside. The topography of the site has a slight slope to the north, there is less than 10% built form and the vegetation is low. The topography enhances the long line views to the north east and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and strong degree of openness.	town and therefore does not contribute to this purpose.	considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the settlement and the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	
AB15	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Moderate contribution: The site is well connected to the settlement of Audley along the northern, eastern and southern boundaries. To the south this is comprised of Vernon Avenue which is durable and would prevent encroachment if the site were developed. To the northern and eastern boundaries there is the rear of residential development which is less durable and would not be able to prevent encroachment into the site. The site is only connected to the countryside along the western boundary. This is comprised of a treelined field boundary which is adjacent to farm buildings which is less durable and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use, with less than 10% built form. The topography of the site slopes down to the west which provides long line views to the west. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong degree of openness it has a limited connection to the open countryside being surrounded by the settlement on three sides.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. Almost the entire site falls within 250m of the Conservation Area however it is separated by two rows of residential properties and Chester Road. As the Audley Conservation Area is surrounded by housing to the west and there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the site makes a moderate overall contribution. The site has a strong degree of openness although it has a limited connection to the open countryside being surrounded by the settlement on three sides therefore making a moderate contribution to safeguarding from encroachment. The site falls within 250m of the Audley Conservation Area, therefore the site makes a moderate contribution to preserving the setting and special character of towns. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
AB16	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Audley and Bignall End, Bignall End and Miles Green, and Audley and Wood Lane whereby development of the site would result in the perceived merging of these neighbouring towns. Although	Strong contribution: The site is connected to the settlement of Bignall End along its northern and north eastern boundary. Boundaries between the site and the settlement are comprised of less durable boundaries including rear gardens of housing and hedge lines. The western, south eastern, and southern boundaries with the countryside are predominantly less durable boundaries consisting of field boundaries, the limits of existing development, Leddy's Field Nature Reserve, and the footpath along the disused railway line. These boundaries would not be able to prevent encroachment beyond the site if the site were to be developed. The existing land use is open countryside with less than 10%	Strong contribution: Although the site adjoins Bignall End which is not a historic town, the site is in very close proximity to the historic town of Audley. The Audley Conservation Area is located within the Green Belt to the west of the site being nearly adjacent to it. The western part of the site is within the 250m Conservation Area buffer	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by	The site makes a strong contribution to three purposes, a moderate contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to preventing towns from merging, safeguarding the countryside from encroachment, and preserving the setting and special character of historic towns. The site makes a moderate contribution in assisting in urban regeneration and no contribution in checking unrestricted sprawl.	Strong contribution

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		development would not result in the actual merging of these neighbouring towns, development would be highly visible from Audley, Bignall End, Miles Green and Wood Lane resulting in the perception of merging. Overall, the site makes a strong contribution to preventing towns from merging.	built form. The topography is undulating, with generally low levels vegetation across the site. The site provides significant open long lines views from all directions. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and the settlement and the strong degree of openness.	and there are views into and out of the Conservation Area. Overall, the site makes a strong contribution to preserving the setting and special character of historic towns.	encouraging the recycling of derelict and other urban land.		
AB22	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is connected to a settlement of Audley along the northern, north western and eastern boundaries which are mainly comprised of the rear of residential development which is less durable and would not be able to prevent encroachment into the site. There is a small section to the east connected to Vernon Avenue/Westfield Avenue which includes a private gated access to Wall Farm. This would therefore not be durable and would not be able to prevent encroachment. The site is connected to the countryside along part of the western and all of the southern boundaries. These boundaries are comprised of field boundaries, a track and fencing which are less durable and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use including a farm to the north, with less than 10% built form. The topography of the site dips in the centre and rises up to the south which provides long line views to the west and south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Audley is a historic town, however the site is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a strong contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the settlement and the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. In addition, it makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built up area.	Moderate contribution
AB24	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Moderate contribution: The site is not connected to a settlement. The site is situated in countryside however the site is surrounded by existing development in the Green Belt being adjacent to a row of ribbon development along Barthomley Road to the north and along the B5500 Nantwich Road to the south. The site is bounded by Barthomley Road to the north, which is defined as a durable boundary which could prevent encroachment. The southern boundary consists of a hedge lined field boundary however the B5500 Nantwich Road is beyond this providing a durable boundary to prevent encroachment. The eastern and western boundaries consist of hedge line field boundaries which are less durable and would not be able to prevent encroachment. There is already existing development to the east which limits the potential for further encroachment. The existing land use consists of	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as although it provides a strong-moderate degree of openness, it is surrounded by existing development in the Green Belt which limits its connection with the open countryside. In addition, it makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built-up area.	Weak contribution

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			an open field. The site is flat and has no built form, however it is relatively small and has a constrained views blocked by hedges and trees around the site's boundaries. With low vegetation, the site provides a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as it provides a strong-moderate degree of openness, but it is surrounded by existing development in the Green Belt which limits its connection with the open countryside.				
AB30	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Bignall End and Wood Lane whereby development of the site would result in the merging of the neighbouring towns. Overall, the site makes a strong contribution to preventing towns from merging.	Moderate contribution: The site is well connected to the settlements of Bignall End and Wood Lane. The boundary with Bignall End is a mix of durable and less durable, the western boundary that is enclosed by Boon Hill Road is more durable than the north west and north corner of the site that is defined by the rear of residential developments and field boundaries. The connection to Wood Lane is less durable, also consisting of the rear of residential development along the southern border of the site and the edge of a cricket club boundary and field boundaries to the west. The eastern boundary is connected to the countryside and enclosed by Megacre Road which is a durable boundary, and would prevent any further encroachment into the countryside if this site were developed. The western boundary with the countryside consists of Boon Hill Road which is durable. The existing land use consists of open country and agriculture, with less than 10% built form. Topography slopes down to the north and to the west, with long line views to the north and low levels of vegetation. This creates a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as while the site has a strong degree of openness it has durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to preventing towns from merging as it forms an essential gap between Bignall End and Wood Lane whereby development of the site would result in the towns merging. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt.	Strong contribution
AB30A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Bignall End and Wood Lane whereby development of the site would result in the perceived merging of the neighbouring towns. Although development would not result in the actual merging of the neighbouring towns, development would be highly visible from Wood Lane resulting in the perception of merging. In addition, the site nearly adjoins	Strong contribution: The site is in close proximity to the settlements of Bignall End and Wood Lane however the site is only connected to Bignall End in the north western corner of the site. The northern and north western boundaries comprise field boundaries with trees and private roads that connect to Audley Road. The north eastern boundary is Megacre, a road bounded by tree and hedge line, which is a durable boundary which could prevent encroachment if the site was developed. The eastern and southern boundaries of the site are not defined by any features on the ground and would not be able to prevent encroachment. However Megacre is located further beyond the boundary to the east providing a durable boundary. The western boundary is less durable consisting of a field boundaries which would not be able to prevent encroachment. The existing land use consists of open countryside and agriculture, with less than 10% built form. Topography slopes down to the north and to the west, with long line views from most view points around the site. With low levels of	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to preventing towns from merging as it forms an essential gap between Bignall End and Wood Lane whereby development of the site would result in the perceived merging of the towns. The site also makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and the eastern and southern boundaries are not defined by any features on the ground and would not be able to prevent encroachment if the site were to be developed. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt	Strong contribution

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		the existing ribbon development in the Green Belt along Megacre extending from Wood Lane. Overall, the site makes a strong contribution to preventing towns from merging.	vegetation, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as the site has a strong degree of openness and the eastern and southern boundaries are not defined by any features on the ground and would not be able to prevent encroachment if the site were to be developed.			under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt.	
AB31	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Moderate contribution: The site is connected to a settlement of Audley along the northern, eastern and western boundaries. To the north this is comprised of B5500 (Nantwich Road) which is durable and would prevent encroachment if the site were developed. The western boundary consists of an access track which is a less durable boundary, albeit there is existing development beyond this. The eastern boundary consists of a gated access track and the garden of a residential property which represents a less durable boundary. These less durable boundaries would not be able to prevent encroachment beyond the site however there is limited potential for encroachment given the existing surrounding development within the Green Belt. The southern boundary consists of the edge of residential development which is clearly defined by the building line and represents a durable boundary which could prevent encroachment. The existing land use is open grass land with no built form. The topography of the site is flat and it does not provide long line views due to the surrounding built form. There is no vegetation on site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to the mix of durable and less durable boundaries and strong- moderate degree of openness.	No contribution: Audley is a historic town, however the site is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak contribution to the Green Belt. The site makes a moderate contribution to safeguarding from encroachment, as it has a mix of durable and less durable boundaries and a strong-moderate degree of openness. The site also makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built up area.	Weak contribution
AB32	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Audley and Alsager within the administrative boundary of Cheshire East. Development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Audley along the northern and eastern boundaries. The northern boundary is less durable and is comprised of the rear of residential development which would not prevent sprawl into the site. The eastern boundary is mixed and is comprised of the rear of residential which is less durable and Alsager Road which is durable and would be able to prevent sprawl into the site. The site is connected to the countryside along the western and southern boundaries which are comprised of tree lined field boundaries which are less durable and would not be able to prevent encroachment into the countryside, with less than 10% built form. The topography of the site is flat and there are long line views beyond the site to the west. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The entire of the site falls within 250m of the Conservation Area however it is separated by a row of residential properties and Alsager Road. As the Audley Conservation Area is surrounded by housing to the west and there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and strong degree of openness. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt.	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			encroachment due to the less durable boundaries with the countryside and strong degree of openness.				
AB33	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Audley and Alsager within the administrative boundary of Cheshire East. Development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Audley along the eastern and a small section of the southern boundaries. To the east this boundary is comprised of the edge of residential development and hedge lined field boundaries which are less durable and would not prevent sprawl into the site. The south boundary adjacent to the settlement is comprised of Park Lane which is durable and would be able to prevent sprawl into the site. The site is connected to the countryside along the southern, western and northern boundaries which are comprised of field boundaries to the north and west which are less durable and would not be able to prevent encroachment into the countryside and Park Lane to the south which is durable and would be able to prevent encroachment. The existing land use is comprised of open countryside, with less than 10% built form. The topography of the site is undulating and there are long line views beyond the site to the north. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries with the countryside and strong degree of openness.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The south east of the site falls within 250m of the Conservation Area however it is separated by a row of residential properties and Alsager Road. As the Audley Conservation Area is surrounded by housing to the west and there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries with the countryside and strong degree of openness. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt.	Strong contribution
AB33A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging as it is relatively enclosed by the settlement.	Strong contribution: The site is relatively enclosed by the settlement of Audley to the east, south and south west. To the east, the site boundary is comprised of the edge of residential development and hedge lined field boundaries which are less durable and would not be able to prevent encroachment. The southern and south western boundaries comprise Park Lane which is a durable boundary. The site is connected to the countryside along the north western boundary and the northern boundary which are comprised of field boundaries which are less durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use is comprised of open countryside, with no built form. The topography of the site is undulating and the views from the B5500 to the west are mostly blocked by trees and houses however there are views across the site from Park Lane to the north. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries with the countryside and the strong-moderate degree of openness.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The Conservation Area is located to the east of the site with most of the site falling within 250m of the Conservation Area. The site is separated from the Conservation Area by a row of residential properties and Alsager Road. As the Audley Conservation Area is surrounded by housing to the west, there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Although the site has a strong-moderate degree of openness and its boundaries with the countryside are less durable, the site is relatively enclosed by the settlement to the east, south, and south west and therefore development would be relatively contained and would not threaten the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built up area.	Moderate contribution
AB34	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. To the north and south these boundaries are comprised of durable road boundaries (Park Lane to the north and Nantwich Road (B5500) to the south which would be able to prevent encroachment into the countryside. The	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose.		boundaries to the east and west are comprised of field boundaries, the edge of residential and the edge of a cricket ground which are all less durable and would not be able to prevent encroachment into the countryside. The existing use of the site is open countryside in agricultural use and there is no built form in the site. There are low levels of vegetation. The topography of the site is undulating and there are limited views due to the undulating topography. As such the site supports a strong- moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong-moderate degree of openness.		not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	moderate overall contribution. The site supports a strong degree of openness and some of the boundaries with the countryside are less durable however Moat Lane and Barthomley Road further west of the site could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt.. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl or preventing towns from merging or preserving the setting and special character of a historic town.	
AB37	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager and Bignall End whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Audley along the southern boundary which is a mixed boundary comprised in part of Alsager Road which is durable and would prevent encroachment into the site and also allotment and field boundaries which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along the northern, eastern and western boundaries. These are comprised of paths, hedge lined field boundaries and the rear of residential development. These are all less durable and would not prevent encroachment if the site was developed. There is a very short section of the western boundary which is comprised of Alsager Road which is durable and would prevent encroachment if the site were developed. The existing land use is comprised of open countryside with some dense vegetation, with less than 10% built form. The topography of the site rises up to the west which provides long line views beyond the site to the south and the east. As such, the site supports a strong- moderate degree of openness. Overall 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.	Strong contribution: Audley is a historic town. Approximately half of the site to the south is situated within the 250m buffer of the Audley Conservation Area. However, the site is only separated from the edge of the Conservation Area by allotments which are less durable. The site would block important views in and out of the conservation area as identified in the Audley Conservation Area Appraisal. As such, the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. 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. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. 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.	Strong contribution
AB72	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Audley and Miles Green whereby development of the site would result in the perceived merging of the neighbouring towns. Although development would not result in the actual merging of the neighbouring towns, development would be highly visible from Miles Green and given	Strong contribution: The site is in very close proximity to the settlement of Miles Green along its south eastern boundary but it is separated by Station Road and dense vegetation, which forms a durable boundary that prevents encroachment into the site. This south western boundary is also a durable boundary, which is comprised of Wereton Road. The north western and north eastern boundaries are less durable boundaries comprising field boundaries and tree lines although a small part of the north eastern boundary comprises Dean Brook. The existing land use is open countryside with no built form. The site is generally flat with low vegetation, providing open long line views to the south west, whereas long line views to the north east are restricted by the dense vegetation beyond the site. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to preventing towns from merging and safeguarding the countryside from encroachment. In addition, the site makes a moderate contribution to assisting in urban regeneration and no contribution in checking unrestricted sprawl or preserving the setting and special character of historic towns.	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		the existing development along Wereton Road there would be a perception of merging. Overall, the site makes a strong contribution to preventing towns from merging.	encroachment due to the mix of durable and less durable and strong degree of openness.				
AB73	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Audley and Halmerend, and Audley and Miles Green whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is in close proximity to the settlement of Audley located to the north of the site. The site is connected to the countryside although there is existing development in the Green Belt to the immediate north and south east of the site. The site's boundaries to the north and east are less durable comprised of rear gardens of housing development and hedge lines. A small section of the northern boundary consists of Wereton Road. The western boundary is less durable comprising a field boundary and footpath. The southern boundary is not defined by any features on the ground and is a less durable boundary which would not be able to prevent encroachment beyond the site. The existing use is open countryside with no built form. The site is relatively flat with low vegetation, providing open long line views to the south west. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries and strong degree of openness.	No contribution: Audley is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site supports a strong degree of openness and it has predominantly less durable boundaries with the countryside with the southern boundary not being defined by any features on the ground. The site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
AB75	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager and Bignall End whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside, with a small section to the south east of the site connected to settlements of Bignall End. The western and southern boundaries comprise hedge lined field boundaries which are less durable and would not be able to prevent encroachment beyond the site if the site were to be developed. The northern boundary consists of Greatoak Road, which is considered a durable boundary which could prevent encroachment. The eastern boundary comprises less durable boundaries of mainly field boundaries and the curtilage of residential development. Part of the site extends into the settlement however only the Green Belt part of the site has been considered in this assessment. The existing land use consists of open countryside and the site has less than 10% built form. The topography is undulating and there are long line view from all around the site. With a low vegetation level, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong connection to the countryside with mostly less durable	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, and it has a strong connection to the countryside with mostly less durable boundaries, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to preventing towns from merging and no contribution to checking unrestricted sprawl	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			boundaries, as well as the strong degree of openness it provides.			and preserving the setting and special character of historic towns.	
AB77	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager and Audley whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site consists of two parcels of land, separated by a single-track access road and Audley Sewage Treatment Works located in between. The site is well connected to the countryside and is only connected to the settlement of Audley at the southern most edge of the site consisting partly of Alsager Road and partly of the curtilage of a residential property which represents a mix of durable and less durable features. The site's eastern boundary consists of Alsager Road which is a durable boundary which could prevent encroachment. The site's northern boundary consists of hedge lined field boundaries and the curtilage of the sewage treatment works. This is a less durable boundary which would not be able to prevent encroachment beyond the site if the site were to be developed. The site's western and southern boundaries consist of field boundaries which are less durable and would not be able to prevent encroachment. The existing land use of the site consists of open countryside and grassland. There is a small cluster of existing development in the Green Belt to the south of the site consisting of converted farm buildings. The site has less than 10% built form and low levels of vegetation. The topography of the site is undulating, which provides open long line views from most viewing points. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong connection to the countryside with mostly less durable boundaries, as well as the strong degree of openness it provides.	Weak contribution: Audley is a historic town. The Audley Conservation Area is located to the south east of the site with the southern most edge of the site falling within 250m of the Conservation Area. The site is separated from the Conservation Area by residential properties along Alsager Road. As the Audley Conservation Area is surrounded by housing to the west, there are no views. Overall the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, and it has a strong connection to the countryside with mostly less durable boundaries, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to preventing towns from merging and to preserving the setting and special character of historic towns. It makes no contribution to checking unrestricted sprawl of the large built-up area.	Strong contribution
AB78	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End / Audley and Alsager whereby development of the would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. To the north, the boundary consists of Hullock's Pool Road which is durable and would prevent encroachment if it were developed. The remaining boundaries are all less durable comprised of field boundaries which would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside with no built form. The topography of the site is predominantly flat with a slight slope down from west to east. There are long line views all around the site. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundaries between the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 137 NPPF 2021 in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and makes no contribution to checking unrestricted sprawl and	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
						preserving the setting and special character of historic towns.	
AB78A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End / Audley and Alsager whereby development of the site would slightly reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement and is situated in open countryside. The southern boundary of the site is comprised of Cross Lane, which is durable and would prevent encroachment if it were developed. The western and eastern boundaries are less durable, comprised of field boundaries which would not be able to prevent encroachment. The northern boundary is not defined by any features on the ground and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside with no built form. The topography of the site is undulating, with low levels of vegetation. There are open long line views all around the site. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has mainly less durable boundaries between the site and the countryside, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
AB79	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End / Audley and Alsager whereby development of the would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. To the north and north west, the boundary consists of Cross Lane which is durable and would prevent encroachment if it were developed. To the east, a very small section of boundary consists of Greatoak Road which is durable and would prevent encroachment. The remaining boundaries are all less durable comprised of field boundaries which would not prevent encroachment if the site was developed. The existing land use of the site is open countryside with no built form and open long line views (particularly to the north). The topography of the site is very undulating with a steep slope from north-east to south-west. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundaries between the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 137 NPPF 2021 in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
AB79A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End / Audley and Alsager whereby development of the site would reduce the actual gap between the	Strong contribution: The site is not connected to a settlement and is situated in open countryside. The north and north western boundaries consist of Cross Lane which is durable and would prevent encroachment if the site was developed. To the west, a very small section of boundary consists of Alsager Road which is durable and would prevent encroachment. The remaining boundaries are all less durable comprised of field boundaries or not	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	being defined by any features on the ground. These less durable boundaries would not prevent encroachment if the site was developed. The existing land use of the site is open countryside with no built form. The topography of the site is undulating, with low levels of vegetation, the site provides significant open long line views from all around the site. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.		stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	openness and has a mix of durable and less durable boundaries with a number of boundaries not defined by any features on the ground, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
BL18	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Stoke-on-Trent and Kidsgrove whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is well contained by the settlement and has a limited connection to the countryside. The site is connected to the settlement along its northern, western and north eastern boundaries. The western boundary consists of Newcastle Road, which is durable, however the northern and north eastern boundaries consist of garden boundaries which are less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along the southern boundary which is comprised of a relatively dense woodland and pond which represents a durable boundary which could prevent encroachment. The existing land use consists of a playing field which is no longer in use. The topography of the slopes steeply down to the south west which limits long line views in places. The site supports a strong degree of openness as it contains no built form, mostly low levels of vegetation and some long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its limited connection to the countryside and durable boundary with the countryside.	No contribution: Kidsgrove and Talke are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution to the Green Belt. The site makes a moderate contribution to safeguarding from encroachment as it has a limited connection to the countryside and a durable boundary with the countryside. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl.	Weak contribution
BL31	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Scholar Green (in neighbouring Cheshire East) whereby development would not result in the merging of the neighbouring towns. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along the site's southern boundary consisting of Liverpool Road East. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside to the north, east and west although there is existing development in the Green Belt along Liverpool Road East to the east and west of the site. The site's eastern boundary consists of the curtilage of a residential property and a field boundary which is less durable and would not be able to prevent encroachment. The site's western boundary consists of the curtilage of a residential property and parts of the curtilage of the farm to the north. This is a less durable which would not be able to prevent encroachment. The site's northern boundary consists of a field boundary and the curtilage of a farm. This is a less durable which would not be able to prevent encroachment. The existing land use of the site is open countryside and agricultural use with the	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong moderate contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong-moderate degree of openness and has less durable boundaries with the countryside, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and no contribution to	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			northern part of the site consisting of a farm. As such, the site contains less than 10% built form. The site is mostly flat, providing a long line view to the north east, whilst other viewpoints are blocked by development and dense vegetation. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and the strong-moderate degree of openness.			checking unrestricted sprawl and preserving the setting and special character of historic towns.	
BW2	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along its north eastern boundary which consists of the A500 which represents a durable boundary which could prevent sprawl. The site has a limited connection to the built up area. Overall the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary and limited connection.	Moderate contribution: The site forms a largely essential gap between the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area whereby development of the site would reduce the actual and perceived gap but would not result in merging, although arguably the urban areas have already merged further to the south. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the urban area along its north eastern boundary which consists of the A500 and is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. To the north and south west this is comprised of the A500 and the A34 (Talke Road) which are durable and would be able to prevent encroachment into the countryside if the site were developed. A small corner of the north western boundary and the south western boundary are comprised of the edge of a petrol station, an unnamed road, the edge of industrial development, and field boundaries which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is Cherry Hill Waste facility and dense vegetation to the north and east of the site. There is 10-20% built form on the site. The topography of the site slopes steeply down to the north east which supports significant long line views to the east. As such, the site supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to having a moderate-weak degree of openness and having a mixture of durable and less durable boundaries.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one purposes. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to safeguarding from encroachment due to having a moderate-weak degree of openness and having a mixture of durable and less durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration, a moderate contribution to preventing towns from merging, a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns.	Moderate contribution
CL8	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along the majority of its western boundary, which comprises Cambridge Drive. This durable boundary would be able to prevent sprawl. Overall, therefore, the site makes a weak contribution to checking unrestricted sprawl due to its limited connection with the built up area and its durable boundary.	Strong contribution: The site forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the site would significantly reduce the gap and almost result in the merging of the towns albeit the urban areas have already merged further north. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Newcastle-under-Lyme urban area along the majority of its western boundary, which is durable (Cambridge Road) and would prevent future encroachment into the site. The remainder of the western boundary consists of designated ancient woodland within the grounds of the Clayton Hall Business and Language College, which represents a durable boundary which could prevent encroachment. The remaining boundaries are less durable, comprising field boundaries with tree lines to the north, Lyme Brook to the east, and field boundaries with tree lines to the south. These boundaries would not contain encroachment in the long term. The site is open countryside and does not contain any built form. The site is well connected to the countryside along three boundaries, which are less durable. The site slopes down from west to east into a valley. The site supports less than 10% built form, has open long line views (due to its topography) and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preventing neighbouring towns from merging and a strong contribution to safeguarding the countryside from encroachment. The site shares three boundaries with the countryside, all of which are less durable and the site supports a strong degree of openness. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration. The site makes no contribution to preserving the setting and special character of historic towns.	Strong contribution

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			countryside from encroachment due to its strong connection to the countryside along predominantly less durable boundaries and strong degree of openness.				
CL9	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the site would significantly reduce the gap and result in the perceived merging of the neighbouring towns. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is not connected to the settlement, although Clayton hall Business and Language College is located to the west of the site within the Green Belt. The site is completely connected to the countryside and its boundaries are predominantly less durable, comprising field boundaries with tree lines to the north, Lyme Brook to the east, and field boundaries with tree lines to the south. These less durable boundaries would not be able to prevent encroachment. Only the western boundary is durable consisting of designated ancient woodland within the grounds of the Clayton Hall Business and Language College. This durable boundary would be able to prevent encroachment. The site is open countryside and does not contain any built form. The site slopes down from west to east into a valley. The site supports less than 10% built form, has open long line views (due to its topography) and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong connection to the countryside along predominantly less durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a strong overall contribution. The site plays an essential role in preventing neighbouring towns from merging and it makes a strong contribution to safeguarding the countryside from encroachment. The site's boundaries with the countryside are predominantly less durable with the exception of the western boundary, and it supports a strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl and it makes no contribution to preserving the setting and special character of historic towns.	Strong contribution
CL14	Weak Contribution: The site is adjacent the Newcastle-under-Lyme urban area to the north and west. The site's boundaries with the urban area consists of a mix of a lay-by off the A519 Clayton Road to the west which is durable and could prevent sprawl, and garden boundaries to the north which are less durable and may not be able to prevent sprawl. Due to the existing shape of the built up area, development of the site could constitute rounding off of the settlement pattern. There is existing ribbon development south of the site and the site plays some role in preventing further ribbon development. Overall the site makes a weak contribution to checking unrestricted sprawl due to its durable and less durable	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is adjacent to the settlement to the north and west. The site's boundaries with the settlement consists of a mix of a lay-by off the A519 Clayton Road to the west which is durable and could prevent encroachment, and garden boundaries to the north which are less durable and would not prevent encroachment. The mature line of trees along the eastern and south-eastern boundary of the site forms predominantly less durable boundaries with the countryside to the south and south-east and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use is open countryside. The site supports a moderate degree of openness given that it has less than 10% built form, dense vegetation and no long line views. There is a public footpath along the south-eastern boundary providing access to the countryside. Overall, the site makes a moderate contribution to safeguarding against encroachment due to its mix of boundaries and moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site is judged to make an overall weak contribution to the Green Belt. The site makes no contribution in preventing towns from merging and no contribution in preserving the setting and special character of historic towns. The site moderately contributes in checking the unrestricted sprawl of large built-up areas due to its mix of durable and less durable boundaries and potential for rounding off the settlement pattern. The site also moderately contributes in safeguarding the countryside from encroachment due to its moderate degree of openness. The site makes a moderate contribution in assisting in urban regeneration.	Weak contribution

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	boundaries and potential for rounding off the settlement pattern.						
CT1	Weak contribution: The site is connected to the built-up area of Newcastle-under-Lyme along its south western boundary which consists of less durable garden boundaries which would not be able to prevent sprawl into the site. The site has a limited connection to the built up area along this one boundary. Overall, this site makes a weak contribution to checking unrestricted sprawl due to the less durable boundary and limited connection with the built up area.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Kidsgrove whereby development of the site would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement consist of the rear of existing residential development to the western boundary which is less durable and would not prevent encroachment into the site. Along the remaining western, northern, southern and eastern boundaries the site is well connected to the countryside. These boundaries include the A34 to the east, the A500 to the north and Talke Road to the west. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The shorter boundary to the south is comprised of field boundaries which are less durable and would not be able to prevent encroachment if the site were developed however this area of Green Belt is well contained by the road and the settlement. The existing land use consists of open countryside and agricultural uses, with less than 10% built form. The topography is gently sloping downhill from west to north east, allowing for long line views towards the east. The site has generally low vegetation. Therefore the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mostly durable boundaries with the countryside, and strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to checking unrestricted sprawl due to short less durable boundary with the built up area. Although the site supports a strong degree of openness, the boundaries between the site and countryside are mainly durable, thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration, and makes a weak contribution to preventing towns from merging. It makes no contribution to preserving the setting and special character of towns.	Weak contribution
CT1A	Weak contribution: The site is connected to the built-up area of Newcastle-under-Lyme along part of the western boundary and a small section of the southern boundary. The western boundary consists of less durable garden boundaries which would not be able to prevent sprawl and a section of durable Talke Road. The southern boundary consists of durable Bell's Hollow (a road) which would be able to prevent sprawl. The site has a limited connection to the built up area along these short sections of boundary. Overall, this site makes a weak contribution to checking unrestricted sprawl due to the limited connection with the built up area and the mix of	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Kidsgrove whereby development of the site would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement consist of the rear gardens of existing residential development and a small section of Talke Road along part of the site's western boundary. This is a mix of durable and less durable boundaries which may not be able to prevent encroachment in the site. The site also adjoins the settlement along part of the southern boundary consisting of Bell's Hollow (a road). This is a durable boundary which could prevent encroachment in the site. Along the remaining western, northern, southern and eastern boundaries the site is well connected to the countryside. These boundaries include the A34 to the east, the A500 to the north, Bell's Hollow to the south, and Talke Road to the west. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside and agricultural uses, with less than 10% built form. The topography is gently sloping downhill from west to north east, allowing for long line views towards the east. The site has generally low vegetation. Therefore the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries with the countryside, and strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to checking unrestricted sprawl due to the limited connection with the built up area. Although the site supports a strong degree of openness, the boundaries between the site and countryside are durable, thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration and makes a weak contribution to preventing towns from merging. It makes no contribution to preserving the setting and special character of historic towns.	Weak contribution

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	<p>durable and less durable boundaries.</p>						
CT4	<p>Weak contribution: The site is connected to the built-up area of Newcastle-under-Lyme along its eastern and a small section of its western boundaries. The eastern boundary consists of the A34 which is durable and could prevent sprawl. The short western boundary is defined by field boundaries which are less durable and would not be able to prevent sprawl. There is a small area of Green Belt which separates the site from the built-up area to the south. Due to the shape of the built up area, development of the site (particularly if it included the area to the south) could constitute rounding off of the settlement pattern. Overall, the site makes a weak contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries and potential for rounding off.</p>	<p>Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Moderate contribution: The site is connected to the settlement along its eastern and a small section of its western boundaries. The eastern boundary consists of the A34 which is durable and could prevent encroachment. The short western boundary is defined by field boundaries which are less durable and would not be able to prevent encroachment. The site is connected to the countryside along its remaining boundaries. To the north there is a field boundary and a private road, to the west there is a tree lined field boundary and to the south there is a tree lined field boundary. These are all less durable and would not prevent encroachment if the site were developed. The site is relatively contained by the settlement to the east and west and has a limited connection to the countryside (albeit there is a pocket of Green Belt to the south). The existing land use is open countryside some of which is in agricultural use. There is a farm to the north of the site which is not considered to be built form. In addition there is a significant topography change across the site, with a sharp drop down to the south east. As such, there is less than 10% built form, significant long line views to the north and east, and low levels of vegetation. Therefore, the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness it is relatively contained by the settlement.</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong degree of openness, it is relatively contained by the settlement. and its less durable boundaries with the countryside. However, the wider road boundaries (Bells Hollow and Talke Road) could contain development and prevent any further encroachment. Furthermore, due to the shape of the built-up area, development of the site (particularly if it included the area to the south) could constitute rounding off of the settlement pattern. In addition, the site makes a weak contribution to preventing towns from merging and checking unrestricted sprawl, and no contribution to preserving the setting and special character of historic towns.</p>	Weak contribution
CT25	<p>Weak contribution: The eastern boundary of the site is adjacent to Newcastle-under-Lyme. The eastern boundary is durable, defined by the B5500 Audley Road. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Wood Lane, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of a durable road boundary (B5500 Audley Road) which would prevent sprawl if developed. The site is connected to the countryside along the western boundary. This is comprised of a field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use is open countryside in agricultural use. There is a farm building to the south of the site which is not considered to be built form. There is less than 10% built form, significant long line views to the south and east, and low levels of vegetation. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundary with the countryside and strong degree of openness.</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there is a less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt.</p>	Strong contribution
CT25A	<p>Weak contribution: The eastern boundary of the site is adjacent to</p>	<p>Weak contribution: The site forms a less essential gap between</p>	<p>Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of a durable road boundary (B5500 Audley</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the site is not</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban</p>	<p>The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two purposes and no contribution</p>	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	Newcastle-under-Lyme. The eastern boundary is durable, defined by the B5500 Audley Road. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	the Newcastle-under-Lyme urban area and Wood Lane, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Road) which would prevent encroachment into the site. The site is connected to the countryside along the western, northern, and southern boundaries. These are comprised of field boundaries which are less durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside with less than 10% built form. The site provides significant long line views to the west from Audley Road, with an undulating topography and low levels of vegetation. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries with the countryside and strong degree of openness.	located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has less durable boundaries between the site and the countryside, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to preventing towns from merging and checking unrestricted sprawl, and makes no contribution to preserving the setting and special character of historic towns.	
HD10	Weak contribution: The northern boundary of the site is adjacent to Newcastle-under-Lyme. The northern boundary is durable, defined by the Apedale Road. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Alsagers Bank, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Newcastle-under-Lyme along its northern boundary, which is comprised of Apedale Road, a durable boundary that could prevent encroachment into the site. The western, southern, south eastern, and north eastern boundaries of the site are made of less durable boundaries including field boundaries, trees and Apedale Valley Light Railway (a heritage railway running alongside Apedale Community Park). The existing land use is open space with less than 10% built form. The topography of the site is slightly undulating, and dense vegetation covers most of the south western and south eastern parts of the site. Open long line views are available, however partially restricted by the dense vegetation on site. The site therefore supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mainly less durable boundaries with the countryside and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong-moderate degree of openness and has less durable boundaries between the site and the countryside, therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to preventing towns from merging and checking unrestricted sprawl, and makes no contribution to preserving the setting and special character of historic towns.	Strong contribution
HD26	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Halmerend and Madeley Heath whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak	Moderate contribution: The site is connected to the settlement of Halmerend along the northern boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment into the site. The remaining boundaries to the south and west are comprised of dense woodland forming part of Bateswood Nature Reserve which is durable and could prevent encroachment. The eastern boundary consists of tree lining which is less durable and would not prevent encroachment. The existing land use is agricultural buildings and adjacent agricultural land. There is no built form. The topography of the site slopes down to the south west and there is dense vegetation along the boundaries. The dense	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has predominantly durable boundaries with the countryside and a strong-moderate degree of openness therefore it makes a moderate contribution to safeguarding the countryside from encroachment. In addition, the site makes a moderate contribution to supporting urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted	Weak contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		contribution to preventing towns from merging.	vegetation limits long line views. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as although it has a strong-moderate degree of openness, it has predominantly durable boundaries with the countryside.		the recycling of derelict and other urban land.	sprawl and preserving the setting and special character of historic towns,	
HM4	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging.	Strong contribution: The site is adjacent to the washed-over village of Wrinehill and is connected to open countryside on its western and southern boundaries. The north boundary of the site consists of Checkley Lane and the eastern boundary consists of Main Road (part of A531), which are both considered as durable boundaries which could prevent encroachment. The western and southern boundaries are considered less durable, as they comprise hedge lined field boundaries. These boundaries would not be able to prevent encroachment beyond the site if the site were to be developed. The existing land use of the site is predominantly open countryside with a large residential property located to the south of the site fronting Main Road. The site contains less than 10% built form. The topography of the site is undulating. The site has low vegetation and there are long line views to the south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it has a strong degree of openness, it is well connected to the countryside and has a mix of durable and less durable boundaries.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and it is well connected to the countryside with less durable boundaries to the south and west adjoining the open countryside. Therefore, the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes no contribution to preventing towns from merging, checking unrestricted sprawl, and preserving the setting and special character of historic towns.	Strong contribution
HM6	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Miles Green, and Wood Lane and Miles Green whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Miles Green along half of the northern and all of the western boundaries which are comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along half of the northern, the eastern and southern boundaries. These boundaries are comprised of treelined field boundaries which are less durable and would not prevent encroachment into the countryside. The existing use of the site is open countryside, with less than 10% built form. There are low levels of vegetation on the site. The topography of the site slopes significantly down to the south and provides long line views down to the south. Therefore, the site provides a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are less durable boundaries between the site and the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM7	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Miles Green, as well as Wood Lane and	Strong contribution: The site is connected to the settlement of Miles Green along part of the northern and a short part of the western boundary. The northern boundary is comprised of the rear of residential development which is less durable and would not prevent encroachment into the site. This short part of the	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose.	Miles Green, and Alsagers Bank and Miles Green, whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	western boundary is comprised of Heathcote Road which is durable and would prevent encroachment into the site. The site is connected to the countryside along the remaining boundaries. This consists of a private road to the north east which is less durable and tree and field boundaries to the south, east and remainder of the western boundary. All of these boundaries with the countryside are less durable and would not prevent encroachment beyond the site if the site were developed. The existing use of the site is open countryside, with less than 10% built form. There are low levels of vegetation on the site. The topography of the site slopes significantly down to the south and provides long line views down to the south. Therefore, the site provides a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and predominantly less durable boundaries.		not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and nearly all of its boundaries are less durable. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
HM8	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between the neighbouring towns of Halmerend and Miles Green whereby development of the site would result in the merging of the towns. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement of Miles Green along the northern and eastern boundaries and to the settlement of Halmerend along the southern boundary. The northern, southern and a small section of the eastern boundaries are comprised of the rear of residential development which are less durable and would not prevent encroachment. The majority of the eastern boundary is comprised of Heathcote Road which is durable and would prevent encroachment. The western boundary is connected to the countryside and this boundary is comprised of field boundaries and the edge of development which are less durable and would not prevent encroachment. The existing use of the site is open countryside in agricultural use, with no built form on the site. There are low levels of vegetation on the site and the topography of the site slopes slightly in the centre. There are long line views to the west which support a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment. Whilst the site supports a strong degree of openness and has less durable boundaries with the countryside, the wider site boundaries are comprised of High Street and Station Road which could contain encroachment into the future.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a strong contribution. 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 under paragraph 133 of the NPPF (2019) in protecting the openness and permanence of the Green Belt. The site makes a moderate contribution to safeguarding the countryside given its wider durable boundaries and its strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
HM10	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Miles Green and Halmerend whereby development would reduce and actual and perceived gap between the neighbouring towns but would not result in them merging. The site also forms a less essential gap between	Strong contribution: The site is connected to the settlement of Miles Green along part of its western boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries which are comprised of tree lined field boundaries and fences which are less durable and would not prevent encroachment into the countryside. The existing land use is open countryside with no built form. There are low levels of vegetation. The topography of the site slopes up to the south and provides long line views to the north and east. Therefore, the site supports a strong degree of	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt	Strong contribution

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		Newcastle-under-Lyme and Miles Green, as well as Miles Green and Alsagers Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall, the site makes a moderate contribution to preventing towns from merging.	openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and strong degree of openness.		the recycling of derelict and other urban land.	under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
HM12	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager's Bank and Halmerend, as well as Alsager's Bank and Miles Green whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Alsager's Bank. The boundaries with the settlement are comprised of durable road boundaries to the east and south which could prevent encroachment into the site. The site is connected to the countryside along the northern and western boundaries which are comprised of treelined field boundaries which are less durable and would not prevent encroachment into the countryside. The existing use of the site is open countryside with no built form. There are low levels of vegetation on the site. The topography of the site has a steep slope down to the west which provides significant long line views to the west. Therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM15	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsagers Bank and Madeley Heath as well as between the Newcastle-under-Lyme urban area and Betley whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to	Strong contribution: The site is not connected to a settlement however it is located adjacent to the washed over village of Scot Hay. The site's northern boundary consists of Leycett Road which is durable and would prevent encroachment if the site were developed. The boundaries to the east and west comprise built form due to existing residential development which limits the potential for encroachment to the east and west. The southern boundaries consist of field boundaries which are less durable and would not be able to prevent encroachment if the site were to be developed. The existing land use of the site is open countryside with no built form and low levels of vegetation. The site has open long line views to the south however views in other directions are limited by existing development within the washed over village. The topography is undulating and generally slopes up from south to north. As such, the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site is located adjacent to the washed over village of Scot Hay. The site supports a strong degree of openness and has less durable boundaries to the south however the northern boundary is durable and the site is enclosed by existing development to the east and west which limits the potential for further encroachment. As such, development would be relatively contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and makes no contribution to checking	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	durable and less durable boundaries and strong degree of openness.			unrestricted sprawl and preserving the setting and special character of historic towns.	
HM19	No contribution: The site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is situated in open countryside, bordered by field boundaries to the north and east which are less durable and would not prevent encroachment and High Street (B5367) to the south west which is durable and would be able to prevent encroachment. The existing use of the site is open countryside scrubland, with some paths for walking. There is no built form on the site and low levels of vegetation. The topography of the site slopes down significantly to the east supporting long line views to the east. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness, it is completely connected to the countryside and has mostly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness, it is completely connected to the countryside and has mostly less durable boundaries with the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM20	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Halmerend whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement and it is well connected to the countryside on all sides. There is some existing development in the Green Belt adjacent to the western boundary of the site along Crackley Lane. The western and south western boundaries comprise Crackley Lane, and the southern boundary partly consists of Scot Hay Road. These are considered to be durable boundaries which could prevent encroachment beyond the site. Other parts of the southern boundary, the north eastern boundary, and the north western boundary all comprise field boundaries, which are less durable and would not be able to prevent encroachment. The site is undeveloped with low vegetation, and the topography is mostly flat. Long line views to the north are restricted by lines of trees on the boundaries, however there are long line views beyond the site to the south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is well connected to the countryside with mostly less durable boundaries and a strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, and it is well connected to the countryside with mostly less durable boundaries. Therefore, the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl, and preserving the setting and special character of historic towns.	Strong contribution
HM22	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsagers Bank and Madeley Heath as well as between the Newcastle-under-Lyme urban area and Betley whereby development of the site would reduce the actual gap	Strong contribution: The site is not connected to a settlement however it is located adjacent to the washed over village of Scot Hay. The site's south western boundary consists of Crackley Lane which is durable and would prevent encroachment if the site were developed. The north western boundary consists of the rear gardens of existing residential development within the village which is less durable. The north eastern and south eastern boundaries consist of field boundaries which are less durable and would not be able to prevent encroachment if the site were to be developed. The	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site is located adjacent to the washed over village of Scot Hay. The site supports a strong degree of openness and has less durable boundaries with the wider	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	existing land use of the site is open countryside with less than 10% built form and low levels of vegetation. The site has open long line views in all directions apart from to the west as these views are limited by existing development within the washed over village. The topography is undulating. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong degree of openness.		in urban regeneration, by encouraging the recycling of derelict and other urban land.	countryside to the north east and south east and therefore the site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 137 NPPF 2021 in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging and makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
HM23	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between the neighbouring towns of Wood Lane and Miles Green whereby development of the site would significantly reduce the actual and perceived distance between the towns but would not result in them merging. The site also forms a less essential gap between Miles Green and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap and would not result in them merging. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside along all of its boundaries. To the north, north west, west and south west these are comprised of tree lined field boundaries. The northwest section also includes a private road and part of the western boundary includes a section of Dean Brook. These less durable boundaries would not be able to prevent encroachment into the countryside if the site were developed. The eastern and south eastern boundaries are comprised of dense woodland with sections of designated ancient woodland (Burgess's Wood and Miry Wood) which represents a durable boundary which could prevent encroachment. The existing use of the site is open countryside, with less than 10% built form. There is some dense woodland in the north of the site, although generally the site has low levels of vegetation. The topography of the site slopes down significantly to the south and east which provides long line views to the south and east. Therefore, the site provides a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and predominantly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has predominantly less durable boundaries with the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to preventing towns from merging and assisting in urban regeneration, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM26	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Audley with Wood Lane, Miles Green and Bignall End whereby development of the site would reduce the actual but not the perceived distance between the towns and would not result in them merging. Overall the site makes	Weak contribution: The site is not connected to a settlement and is completely connected to the countryside. The western boundary is comprised of Ryehills which is durable and would be able to prevent encroachment into the site. The northern boundary is partly comprised of Grassygreen Lane which is durable and would be able to prevent encroachment into the countryside if the site were developed. The remainder of the northern boundary is comprised of the rear gardens of residential development which represents a less durable boundary which would not be able to prevent encroachment. The eastern boundary consists of the limits of existing residential development as well as a field boundary which are less durable and would not be	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. A small section of the north of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a several fields but there is the potential for views in and out of the Conservation Area	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it has some less durable boundaries with the countryside but also has no degree of openness due to the existing development on the site. In addition, it makes a moderate contribution to preserving the setting and special character of historic towns due to its location within the Audley Conservation Area buffer and potential for views into and out of the	Weak contribution

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		a Weak contribution to preventing neighbouring towns from merging.	able to prevent encroachment. The southern boundary is not defined by any features as it cuts through an area of woodland and therefore represents a less durable boundary. The existing use of the site is primarily Audley Builders Merchants, in addition to 'Anew Young People Services' to the south and dense vegetation which surrounds the builders merchants to the north and east. There is approximately 50% built form on the site and there is dense vegetation around the built form which provide no long line views across or beyond the site. The topography of the site slopes up steeply in the north. Therefore, the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it has some less durable boundaries with the countryside but also has no degree of openness due to the existing development on the site.	to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	the recycling of derelict and other urban land.	Conservation Area. The site also makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl.	
HM29	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging as it is relatively enclosed by the settlement.	Strong contribution: The site is adjacent to the washed-over village of Wrinehill and is connected to open countryside along its north eastern boundary. The site's short southern boundary consists of the A531 Main Road which is a durable boundary. The south eastern and western boundaries consist of the curtilage of residential properties which are less durable boundaries which would not be able to prevent encroachment. The north eastern boundary is also less durable with a poorly defined field boundary, which will not be able to prevent encroachment if the site was developed. The existing use of the site is predominantly open countryside, with two residential properties to the north western corner. The site therefore has less than 20% built form. The site has low vegetation, providing open long line views to the north east. The site therefore supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and has predominantly less durable boundaries however it is enclosed by existing development within the washed over village of Wrinehill to the south east and west. This would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes no contribution to preventing towns from merging, checking unrestricted sprawl, and preserving the setting and special character of historic towns.	Moderate contribution
HM62	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Alsagers Bank whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is in close proximity to the settlement of Alsagers Bank however it does not directly adjoin it. The site is situated in countryside although there is existing development in the Green Belt to the east of the site along High Street. Waste Farm is located to the west of the site. The northern boundary of the site consists of High Street (part of B5367), which is considered to be a durable boundary which could prevent encroachment. The western boundary consists of the curtilage of Waste Farm which is a less durable boundary which would not prevent encroachment. The eastern boundary consists of the curtilage of a residential property which is a less durable boundary which would not prevent encroachment. The southern boundary of the site is connected to open fields and is not defined by any features on the ground and it would therefore not be able to prevent encroachment. The site contains less than 10% built form, with a residential property fronting High	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, and it is well connected to the countryside with mostly less durable boundaries including the southern boundary which is not defined by any features on the ground. The site therefore makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban	Strong contribution

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			Street. The topography is slightly uphill to the north east and the site contains low vegetation. Long line views are available from all around the site, supporting a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is well connected to the countryside with less durable boundaries and a strong degree of openness.			regeneration. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl, and preserving the setting and special character of historic towns.	
HM66	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Audley and Miles Green whereby development would reduce the actual and perceived gap between the neighbouring towns but would not result in them merging. The perception of the gap would be particularly impacted along Hougher Wall Road/Rye Hills due to the existing development in the Green Belt along this road. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The northern part of the site extends into the settlement however only the Green Belt part of the site has been considered in this assessment. The site is connected to the settlement of Audley along its northern and western boundaries. The western boundary comprises rear gardens of residential properties and the northern boundary is not defined by any features on the ground. These are less durable boundaries which would not be able to prevent encroachment into the site. The site's boundaries with the countryside consist of Hougher Wall Road to the north east which is a durable boundary. The eastern, southern and western boundaries with the countryside are less durable comprising only trees and field boundaries. The existing land use is open countryside with no built form. The site is generally flat with dense vegetation along the boundaries and to the south of the site. Open long line views are restricted due to this dense vegetation. The site therefore supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as although it has a moderate degree of openness, it is predominantly less durable boundaries with the settlement and the countryside.	Weak contribution: Audley is a historic town. The Audley Conservation Area is located within the Green Belt to the north of the site. The northern most edge of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by open fields and vegetation however views are restricted due to the topography and vegetation. Overall the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. Although the site has a moderate degree of openness, the site's boundaries with the settlement are less durable with the northern boundary not defined by any features on the ground. The site's boundaries with the countryside are also predominantly less durable and would not be able to prevent encroachment. The site makes a strong contribution to safeguarding the countryside from encroachment. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to preventing towns from merging and assisting in urban regeneration. It makes a weak contribution to preserving the setting and special character of historic towns, and no contribution to checking unrestricted sprawl.	Strong contribution
KG1	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Mount Pleasant whereby development of the site would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along its southern and eastern boundaries. The southern boundary consist of Newchapel Road, which is durable, however the eastern boundary consists of garden boundaries along High Street and Church Street, which are less durable and may not be able to prevent encroachment into the site. The site is moderately well connected to the countryside along its northern and western boundaries. These consist of tree lined field boundaries and a footpath which are less durable and may not be durable enough to prevent further encroachment if the site was developed. The existing land use consists mainly of open countryside. There is no built form in the site and low levels of vegetation. The site supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt due to its strong openness and less durable boundaries with the settlement and the countryside. The site makes a strong contribution to preventing encroachment into the countryside. Therefore the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF (2012) in protecting the openness of the Green Belt.	Strong contribution

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KG2	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Scholar Green whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap. The West Coast Main Line railway line to the north and north west of the site would maintain the separation of Kidsgrove and Mount Pleasant. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along its southern boundary and south eastern boundary, which comprises garden boundaries, and part of its western boundary, which is adjacent to a school. These boundaries are less durable and would not prevent encroachment into the site. The site shares its remaining boundaries to the north and north west with the countryside. These are less durable, comprising field boundaries, and may not prevent future encroachment. The existing land use is open countryside. The site is predominantly flat, although it slopes steeply down to the north west. The site contains less than 10% built form, despite a heavily wooded southern boundary the majority of the site features low vegetation, with open long line views to the north. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly less durable boundaries with the countryside and the settlement and the strong degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as all of its boundaries are less durable and it has a strong degree of openness. As such the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging.	Strong contribution
KL6	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: the site does not share any boundaries with a settlement although it is adjacent to existing development within the Green Belt to the east and south. The site is situated in open countryside and is bounded by the A525 to the north, Station Road to the south/south-west and residential houses to the east, beyond which is Old Chapel Road. These boundaries are all durable and could prevent encroachment beyond the site if the site were to be developed. The existing use of the site is open countryside and the site has no existing built form. The site supports a strong degree of openness as it contains less than 10% built form, has long line views to the north and east and has low levels of vegetation. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it is surrounded by durable boundaries, which is balanced against the site's strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes no contribution to two Green Belt purposes, and a moderate contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes no contribution to the checking of unrestricted sprawl, or preserving the setting and special character of historic towns. The site makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration and a moderate contribution to safeguarding the countryside from encroachment due to the wholly durable boundaries balanced with the strong degree of openness.	Weak contribution
KL9	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Newcastle-under-Lyme and Madeley Heath. A reduction in the gap would slightly reduce the actual gap between the neighbouring towns but would not result in them merging. Overall the site makes a weak contribution to	Moderate contribution: The site does not share any boundaries with the settlement although it is adjacent to existing development within the Green Belt to the north and east. The site is situated in open countryside with three boundaries which are durable (Pepper Street, Quarry Bank Road and the A525). However, it is noted that a small section of the boundary adjoins a residential property to the north, separated by a hedge, which is less-durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The site is in agricultural use and does not contain any built form. The site has less than 10% built form, has low vegetation, and supports long line views and therefore, the site has a strong degree of openness. Overall, the site makes a moderate contribution to	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes no contribution to two Green Belt purposes, a weak contribution to one purpose and a moderate contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes no contribution to checking unrestricted sprawl or preserving the setting and special character of historic towns. The site makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration and a moderate contribution to safeguarding the countryside from encroachment due to the wholly durable	Weak contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing neighbouring towns from merging.	safeguarding the countryside from encroachment due to the presence of durable boundaries along all sides which is balanced against the site's strong degree of openness.		the recycling of derelict and other urban land.	boundaries, which are balanced with the site's strong degree of openness.	
KL12	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is adjacent to Keele Golf Centre along its north western and north eastern boundaries, which are mainly defined by dense vegetation within the site without clear boundaries. There is also a car park and residential properties adjacent to the north western boundary of the site. These are less defensible boundaries which would not be able to prevent encroachment. The southern boundary of the site is comprised of the A525 Keele Road, which is a durable boundary which could prevent encroachment beyond the site if the site were to be developed. The site consists of trees and overgrown vegetation with paths running through it. The topography of the site slopes down towards the north. The site has no built form however due to the dense vegetation there are no long line views within the site. The site therefore supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a mix of durable and less durable boundaries and a moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has a mix of durable and less durable boundaries and a moderate degree of openness. The site makes a moderate contribution to assisting in urban regeneration, and makes a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Weak contribution
KL14	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Keele University inset settlement along a small corner of its northern boundary. situated in open countryside. The northern boundary comprises a combination of the Verdun Plantation and Barker's Wood, which are dense woodlands and are considered durable boundaries, and a section of a less durable field boundary. The western boundary comprises Springpool Wood, which is durable. The eastern boundary comprises a drainage ditch, which is less durable. The southern boundary runs partly through Pie Rough wood, the remainder of the boundary comprises a field boundary. These boundaries provide predominantly durable boundaries that could contain encroachment in the long term if the site were developed. The site is predominantly in agricultural use with sections of woodland. The site supports less than 10% built form, has low vegetation (with the exception of sections of woodland due to Brickiln Plantation and Pie Rough) and open long line views to the south and south-west. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable eastern and part southern boundaries and the strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site makes a strong contribution to safeguarding from encroachment as it has a strong degree of openness and whilst the eastern and part of the southern boundaries are less durable, the remaining boundaries consist of durable woodland which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging.	Moderate contribution
KL14 (re-evaluate)	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development	Moderate contribution: The site is connected to the Keele University inset settlement along a small corner of its northern boundary. The northern boundary comprises a combination of the Verdun Plantation and Barker's Wood, which are dense woodlands and are considered durable boundaries, and a section of a less durable field	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate	The site makes a moderate contribution two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the	Weak contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	boundary. The western boundary comprises Springpool Wood, which is durable. The eastern boundary comprises a drainage ditch, which is less durable. The southern boundary runs partly through Pie Rough wood, the remainder of the boundary comprises a field boundary. These boundaries provide predominantly durable boundaries that could contain encroachment in the long term if the site were developed. The site partly consists of open countryside with areas of woodland and partly of a solar farm and wind turbines (known as The Low Carbon Energy Generation Project). The site has approximately 20-30% built form and low levels of vegetation (with the exception of sections of woodland due to Brickiln Plantation and Pie Rough). The topography of the site is undulating, providing long line views beyond the site to the south. As such, the site supports a moderate-weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to the moderate-weak degree of openness and the less durable boundaries to the east and partly to the south.		to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	countryside from encroachment due to the moderate-weak degree of openness and the less durable boundaries to the east and partly to the south. The site makes a weak contribution to preventing neighbouring towns from merging. The site makes a moderate contribution to assisting in urban regeneration, and no contribution to restricting sprawl of large built-up areas, and preserving the special character of historic towns.	
KL15	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is not connected to a settlement however it is well contained between the Newcastle-under-Lyme urban area and the inset settlement of Keele University. The site's boundaries are all predominantly durable and could prevent encroachment beyond the site if the site was developed, comprising woodland (Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east and Barker's Wood to the west). The south western boundary is the only less durable boundary and comprises a drainage ditch and field boundary, which may not be able to prevent encroachment. The site is in agricultural use. The site contains less than 10% built form, has low vegetation within it however the woodlands around it limit long line views out in certain directions.. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes no contribution to two purposes, a moderate contribution to two purposes and a weak contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging. It makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries and strong-moderate degree of openness.	Weak contribution
KL15 (re-evaluate)	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak	Moderate contribution: The site is not connected to a settlement however it is well contained between the Newcastle-under-Lyme urban area and the inset settlement of Keele University. The site's boundaries are all predominantly durable and could prevent encroachment beyond the site if the site was developed, comprising woodland (Rosemary Hill Wood to the north, north west and north east; Butts Bluebell Wood to the east; Hands Wood to the south east; and Barker's Wood to the west). The south western boundary is the only less durable boundary and comprises a field boundary, which may not be able to prevent encroachment. The site is in agricultural use. The site	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by	The site makes no contribution to two purposes, a moderate contribution to two purposes and a weak contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging. It makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable	Weak contribution

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		contribution to preventing neighbouring towns from merging.	contains less than 10% built form, has low vegetation within it however the woodlands around it limit long line views out in certain directions. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong-moderate degree of openness.		encouraging the recycling of derelict and other urban land.	boundaries and strong-moderate degree of openness.	
KL20	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement although it is adjacent to existing residential development within the Green Belt to the south west and the north east, with construction activities taking place on the site to the north west (across B5044 Pepper Street). The remainder of the site is connected to open countryside. The site's south eastern boundary comprises Redheath Plantation which is a durable boundary which could prevent encroachment. Part of the site's southern boundary comprises a wooded area which is a durable boundary which could prevent encroachment. The northern boundary is comprised of B5044 Pepper Street, which is a durable boundary which could prevent encroachment. The remainder of the site's boundaries to the north east, south west and south are less durable consisting of hedge line, field boundaries and the rear gardens of residential properties. The existing land use is open countryside with less than 10% built form. The site slopes steeply uphill towards the south east and contains low levels of vegetation. Open long line views are available at certain viewpoints to the north east, however, the dense vegetation of Redheath Plantation restricts most views beyond the site to the south and south east. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and the strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and the north eastern and south western boundaries are less durable, the durable road boundaries of Underwood Road and Quarry Bank are located further to the north east and south west and could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Moderate contribution
KL21	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is not connected to a settlement however it adjoins the washed over village of Keele being located to the north east and north west of Keele (with Quarry Bank Road splitting the site into two). -The site has durable boundaries partly to the south, east and west, comprising durable Station Road, Quarry Bank Road and Keele Road, which would be able to prevent encroachment into the countryside if the site were developed. The remaining parts of the southern, eastern and western boundaries consists of the limits of existing development within Keele village which represents a less durable boundary which would not be able to prevent encroachment, however there is limited potential for further encroachment to the east, west and south given the presence of the durable road boundaries (Keele Road, The Village, and Station Road). The existing land use of the site is open countryside with less than 10% built form, low vegetation and open long line views (particularly to the north). The topography is	Strong contribution: Newcastle-under-Lyme is a historic town. The Keele Conservation Area is located within the Green Belt. The site is within the 250m Conservation Area buffer, to the north of the Conservation Area. The western part of the site is separated from the Conservation Area by existing built form including a school and residential properties. The eastern part of the site is only separated by open countryside and therefore there are views into and out of the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site makes a strong contribution to preserving the setting and special character of historic towns, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries and a strong degree of openness. These predominantly durable boundaries mean that development would be contained and would not compromise the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, it makes a weak contribution to	Moderate contribution

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			undulating and generally slopes up from north-west to south-east. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong degree of openness.	Conservation. . In addition, the site would cross important viewpoints into the Conservation Area as identified in the Keele Conservation Area Townscape Appraisal Map. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.		preventing neighbouring towns from merging and a moderate contribution to assisting in urban regeneration.	
KL21A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is not connected to a settlement however it adjoins the washed over village of Keele being located to the north east and north west of Keele (with Quarry Bank Road splitting the site into two). -The site has durable boundaries partly to the south, east and west, comprising durable Station Road, Quarry Bank Road and Keele Road, which would be able to prevent encroachment into the countryside if the site were developed. The site's northern boundary consists of the A525 which is durable which would prevent encroachment. The remaining parts of the southern, eastern and western boundaries consists of the limits of existing development within Keele village as well as field boundaries which represents less durable boundaries which would not be able to prevent encroachment, however there is limited potential for further encroachment to the east, west and south given the presence of the durable road boundaries (Keele Road, The Village, and Station Road). The existing land use of the site is open countryside with less than 10% built form, low vegetation and open long line views (particularly to the north). The topography is undulating and generally slopes up from north-west to south-east. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong degree of openness.	Strong contribution: Newcastle-under-Lyme is a historic town. The Keele Conservation Area is located within the Green Belt. The site is within the 250m Conservation Area buffer, to the north of the Conservation Area. The western part of the site is separated from the Conservation Area by existing built form including a school and residential properties. The eastern part of the site is only separated by open countryside and therefore there are views into and out of the Conservation Area. In addition, the site would cross important viewpoints into the Conservation Area as identified in the Keele Conservation Area Townscape Appraisal Map. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site makes a strong contribution to preserving the setting and special character of historic towns, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries and a strong degree of openness. These predominantly durable boundaries mean that development would be contained and would not compromise the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, it makes a weak contribution to preventing neighbouring towns from merging and a moderate contribution to assisting in urban regeneration.	Moderate contribution
KL33	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result	Moderate contribution: The site is not connected to a settlement however it is located between the washed over village of Keele and the Keele University inset settlement although it does not directly adjoin either one. The site has durable boundaries to the east and south consisting of Keele Road which would be able to prevent encroachment if the site were to be developed. The western boundary consists partly of an access track to St John the Baptist Church and partly of the limits of existing residential development which limits the potential for further encroachment to the west. The site's northern boundary consists of a hedge lined field	Strong contribution: Newcastle-under-Lyme is a historic town. The Keele Conservation Area is located within the Green Belt. The site is within the 250m Conservation Area buffer to the east of the Conservation Area. The site is immediately adjacent to the Conservation Area with views into and out of the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site makes a strong contribution to preserving the setting and special character of historic towns, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has	Moderate contribution

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		in neighbouring towns merging. Overall, the site makes a weak contribution to preventing neighbouring towns from merging.	boundary which is less durable and would not be able to prevent encroachment if the site were to be developed. The existing land use of the site is open countryside with no built form, low vegetation and open long line views (particularly to the north). The topography is undulating and generally slopes up from north-east to south-west. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong degree of openness.	Conservation Area. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	encouraging the recycling of derelict and other urban land.	predominantly durable boundaries and a strong degree of openness. These predominantly durable boundaries mean that development would be contained and would not compromise the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, it makes a weak contribution to preventing neighbouring towns from merging and a moderate contribution to assisting in urban regeneration.	
KL34	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in neighbouring towns merging. Overall, the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is not connected to a settlement however it adjoins the washed over village of Keele. The site adjoins Keele along the site's north eastern boundary which consists of the rear gardens of residential properties which are less durable. The site's south eastern boundary consists of Three Mile Lane which is durable and would prevent encroachment. The site's northern boundary consists of the rear gardens of residential properties beyond which is Highway Lane which is durable and would prevent encroachment. The southern boundary is less durable and consists of field boundaries which would not be able to prevent encroachment if the site were to be developed. The existing land use of the site is open countryside with less than 10% built form, low vegetation and open long line views in most directions apart from the north east where the washed over village is located. The topography is flat. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong degree of openness.	Strong contribution: Newcastle-under-Lyme is a historic town. The Keele Conservation Area is located within the Green Belt. The site is within the 250m Conservation Area buffer to the south west of the Conservation Area. The site is immediately adjacent to the Conservation Area with views into and out of the Conservation Area. Overall, the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding the countryside from encroachment and it makes a strong contribution to preserving the setting and special character of historic towns. The site does not contribute to checking unrestricted sprawl, it makes a weak contribution to preventing neighbouring towns from merging and a moderate contribution to assisting in urban regeneration.	Strong contribution
KS1	Weak contribution: The eastern boundary of the site is adjacent to Newcastle-under-Lyme. The eastern boundary is durable, defined by Cheviot Close. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of Cheviot Close which is durable and would prevent encroachment into the site. The site is connected to the countryside along its remaining three boundaries which are comprised of a path to the north, and field boundaries and the edge of development to the west and south which are all less durable and would not prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside with less than 10% built form. There are some patches of vegetation on the site but generally there are low levels across the whole site. The topography of the site is relatively flat and there are significant long line views to the north, west and south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and having three less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and less durable boundaries with the countryside, the site's boundary with the settlement is durable and could prevent development from encroaching into the countryside. In addition, the site makes a weak contribution to preventing towns from merging and checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preserving the setting and special character of historic towns.	Moderate contribution
LW5	No contribution: the site is not connected to the	No contribution: the site does not play a role	Strong contribution: The boundary between the site and the settlement is Coneygreave Lane, which is durable,	No contribution: The site is not adjacent to a historic	Moderate contribution: All Green Belt land can be	The site makes a strong contribution to one purpose, a moderate contribution to one purpose	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	in preventing towns from merging.	and a small section of the northern boundary, which comprises the durable A53. Both boundaries could therefore prevent encroachment into the site. The site adjoins the countryside along its eastern boundary and a small section of its northern boundary. The eastern boundary is less durable, comprising a private driveway and field boundary, which would not prevent encroachment beyond the site if the site were developed. The northern boundary is durable (A53) and would prevent encroachment. The site is mainly in agricultural use, with a dense woodland covering the north west corner of the site. There is no existing built form. The site is connected to the countryside along its eastern boundary and a section of its northern boundary. The site slopes steeply upwards from west to east, which restricts views beyond the site from the settlement boundary. The site supports less than 10% built form, does not have long line views (due to the steep topography) and is predominantly characterised as a field, with a section of woodland within the north west corner of the site. Therefore, the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due its predominantly less durable boundaries with the countryside and strong-moderate degree of openness.	town and therefore does not contribute to this purpose.	considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	and no contribution to three purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong-moderate degree of openness and has predominantly less durable boundaries with the countryside, the site's boundaries with the settlement are durable and could prevent encroachment from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of a historic town.	
LW7	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to a settlement and it is well connected to the countryside. There is existing development in the Green Belt adjacent to the site consisting of ribbon development along Shut Lane Head. The eastern boundary of the site comprises Whitmore Road (part of the A53) which is a durable boundary which could prevent encroachment. The south western boundary partly comprises Shut Lane Head and partly of an area of dense woodland and an access track. This is a mix of durable and less durable features.. The northern boundary consists of a field boundary which is less durable and would not be able to prevent encroachment beyond the site if it were to be developed. The topography is undulating. The existing land use is open countryside. There is no built form and low levels of vegetation (with the exception of the woodland to the south of the site). There are open long line views particularly from the north and east of the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as it is well connected to the countryside with a mix of durable and less durable boundaries, and has a strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, and it is well connected to the countryside with partly less durable boundaries. The site therefore makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes no contribution to preventing towns from merging, checking unrestricted sprawl, and preserving the setting and special character of historic towns	Strong contribution
Madeley High School Extension	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Madeley and Madeley Heath. A reduction in the gap would slightly reduce the actual	Strong contribution: The site is connected to the settlement along the site's western and north western boundary. This comprises the rear gardens of residential properties to the west and the boundary of Madeley High School to the north west which is defined by palisade fencing and solid hedgerow. These are less durable boundaries which may not be able to prevent	Strong contribution: Madeley is a historic town. Madeley Conservation Area is located adjacent to the western boundary of the site. The majority of the site is within 250m of the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the	Strong contribution

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		distance between the towns but not the perceived gap and would not result in them merging. The gap between the towns is already narrower to the north east of the site. Overall the site makes a weak contribution to preventing towns from merging	encroachment into the site. The site is connected to the countryside along the northern, eastern, southern and south eastern boundaries. The northern boundary consists of solid hedgerow defining the boundary of Madeley High School. The southern boundary consists of a wooden post and wire fence. The south eastern boundary follows a public right of way however this is not defined by any features on the ground. The eastern boundary is also not defined by any features on the ground. All of these are less durable boundaries which may not be able to prevent encroachment beyond the site if the site were to be developed. The existing use of the site is open countryside used for grazing horses. There is no built form and low levels of vegetation across the site. The topography of the site is undulating with the site rising slightly to the east. There are open long line views across the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong degree of openness and less durable boundaries with the settlement and the countryside.	Conservation Area. As such, there are views of the Conservation Area from the site. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	countryside from encroachment as it has a strong degree of openness and less durable boundaries with the settlement and the countryside. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to being adjacent to Madeley Conservation Area. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl.	
MD2	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Betley as well as Madeley and Betley. Development would slightly reduce the actual gap between the towns but not the perceived gap and it would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not connected to the settlement. The site is connected to the countryside along all of its boundaries. To the north and east boundaries are comprised of durable road boundaries (Main Road to the north and Heighley Castle Way to the east) which would be able to prevent encroachment into the countryside if the site were developed. The boundaries to the south and west are comprised of dense woodland, with the southern section being designated ancient woodland. This represents a durable boundary which could prevent encroachment into the countryside if the site were developed. The existing use of the site is Elmside Plant Centre and surrounding woodland. As such, the site has between 10-20% built form. The topography of the site slopes down slightly to the north. The existing use and dense vegetation results in the site having no long line views. As such, the site supports a weak degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries with the countryside and a weak degree of openness due to the existing built form.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it is predominantly durable boundaries with the countryside and a weak degree of openness due to existing built form. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Weak contribution
MD12	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in	Moderate contribution: The site is relatively enclosed by the settlement of Madeley Heath to the north and east. The boundaries between the site and the settlement consists of most of the northern boundary which is the A525 and is durable, and part of the eastern boundary which is formed by tree line adjacent to Ridge Hill Drive which is durable and a dismantled railway line which is less durable and would not be able to prevent encroachment. The boundaries between the site and the countryside are of mixed durability. The northern boundary is comprised of the A525 and most of the	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate	The site makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the site has been judged to make a moderate overall contribution. The site supports a strong degree of openness however it is relatively enclosed by the settlement of Madeley Heath to the north and east and there are some durable boundaries. The site forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

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		them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging.	western boundary is comprised of the M6 which are both durable and would be able to prevent encroachment into the countryside. A small part of the western boundary is comprised of the edge of residential development which is less durable and would not prevent encroachment into the countryside, but the slightly wider boundary is comprised of road boundaries. The southern boundary is comprised of a dismantled railway, a field boundary and the edge of development which are all less durable and would not prevent encroachment into the countryside if the site were developed. The existing land use is open countryside, with Hazeley Brook running through the site. The site has less than 10% built form, dense vegetation, particularly along Hazeley Brook and the topography is sloping towards Hazeley Brook which is surrounded by dense tree line and embankments. There are some views across the site but not beyond due to the vegetation and therefore the site supports a strong-moderate degree of openness. As such, the site provides a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and due to it being relatively enclosed by the settlement of Madeley Heath to the north and east.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	
MD12A	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging	Moderate contribution: The site is relatively enclosed by the settlement of Madeley Heath to the north and east. The boundaries between the site and the settlement consists of most of the northern boundary which is the A525 and is durable, and part of the eastern boundary which is formed by tree line adjacent to Ridge Hill Drive which is less durable and would not be able to prevent encroachment. The boundaries between the site and the countryside are of mixed durability. The northern boundary is comprised of the A525 and most of the western boundary is comprised of the M6 which are both durable and would be able to prevent encroachment into the countryside. A small part of the western boundary is comprised of the edge of residential development which is less durable and would not prevent encroachment into the countryside, but there are road boundaries beyond this. The southern boundary is comprised of a dismantled railway and the edge of development which are less durable and would not prevent encroachment into the countryside if the site were developed. The existing land use is open countryside, with Hazeley Brook running through the site. The site has less than 10% built form, dense vegetation, particularly along Hazeley Brook and the topography is sloping towards Hazeley Brook which is surrounded by dense tree line and embankments. There are some very long views across the site but others are blocked due to the vegetation and therefore the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mostly durable boundaries,	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the site has been judged to make a moderate overall contribution. The site supports a strong degree of openness however it is relatively enclosed by the settlement of Madeley Heath to the north and east and there are some durable boundaries. The site forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Moderate contribution

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			its strong-moderate openness and due to it being relatively enclosed by the settlement of Madeley Heath to the north and east.				
MD13	No contribution: The site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley and Betley. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the south eastern boundary which is comprised of field boundaries and the rear of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along the southern, western, northern and eastern boundaries. The eastern and part of the western boundaries are comprised of road boundaries (Bowsey Wood Road which is also lined by TPOs trees to the east and Furnace Lane to the west) which are durable and would be able to prevent encroachment into the countryside if the site were developed. The southern, part of the western and northern boundaries are comprised of tree lined field boundaries which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside in agricultural use, with a farm in the middle of the site. The site has less than 10% built form and low levels of vegetation. The topography of the site slopes slightly down from east to west which provides long line views to the west. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as there are less durable boundaries with the settlement and countryside and the site supports a strong degree of openness.	Weak contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. A small section of the site toward the south falls within 250m of the Conservation Area however it is separated by a field and a row of residential properties. As such, this limits views in and out of the Conservation Area from the site. Overall the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has less durable boundaries between the site and the settlement and the site and the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preserving the setting and special character of historic towns due to its location within the buffer of Madeley Conservation Area. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Strong contribution
MD18	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Betley and Madeley whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Madeley along part of the site's southern boundary consisting of tree line. This is a less durable boundary which would not be able to prevent encroachment into the site. The south eastern boundary is in close proximity to the settlement however it is separated by a property with a fence which forms a less durable boundary. The site is well connected to the countryside along its remaining boundaries. The northern and north eastern boundaries of the site are comprised of Furnace Lane, which is a durable boundary which could prevent encroachment beyond the site if it were developed. The western boundary consists of the curtilage of a property which is less durable. The southern boundary with the countryside is less durable comprising tree line and the limits of the adjacent sewage works. The existing land use is agricultural use with less than 10% built form. The site slopes slightly towards the north and contains no vegetation. Long line views are mostly blocked by dense vegetation near the site boundary. The site therefore supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment	Moderate contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. The site is located to the north of the Conservation Area and the southern section of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by residential properties along Furnace Lane as well as the River Lea therefore views into and out of the Conservation Area are restricted. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong-moderate degree of openness and the southern and south eastern boundaries are less durable, the extensive northern and north eastern boundary with the countryside is durable consisting of Furnace Lane. This could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to preserving the setting and special character of historic towns and assisting in urban regeneration. It makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl.	Moderate contribution

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			due to the mix of durable and less durable boundaries and strong-moderate degree of openness.				
MD19	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Betley and Madeley whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Madeley along the site's south eastern and north eastern boundaries comprising the rear gardens of residential properties and tree line. These are less durable boundaries which would not be able to prevent encroachment into the site. The site's south western boundary consists of Furnace Lane which is durable and would be able to prevent encroachment beyond the site if the site were to be developed. The site's north western boundary consists of a field boundary which is less durable and would not be able to prevent encroachment. The existing land use is agricultural use with less than 10% built form. The site is relatively flat and contains no vegetation. Open long line views are available to the north. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and the strong degree of openness.	Moderate contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. The site is located to the north of the Conservation Area and the southern section of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by residential properties along Furnace Lane as well as the River Lea therefore views into and out of the Conservation Area are restricted. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and has less durable boundaries with the settlement, it is partially enclosed by the settlement to the north east with it being visible across the site, and with Furnace Lane forming a durable boundary to the south west. This could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to preserving the setting and special character of historic towns and assisting in urban regeneration. It makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl.	Moderate contribution
MD20	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the northern and north western boundary which is comprised mostly of the rear of residential which is less durable and would not prevent encroachment into the site. There is a small section of the northern boundary which is comprised of the A525 which is durable and would be able to prevent encroachment. The site is connected to the countryside along the eastern, southern and western boundaries which are comprised partly of field boundaries and partly by no definable features. These are less durable boundaries which would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside in agricultural use and there are a number of buildings to the north which are part of 'Dog Squad' dog kennels. However, there is still less than 10% built form on the site. There are low levels of vegetation on the site, and the topography of the site slopes slightly down to the south which provides long line views to the south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong degree of openness and less durable boundaries between the site and the countryside	Strong contribution: ²⁴ Madeley is a historic town. Madeley Conservation Area is located adjacent to the western boundary of the site. The western section of the site is within 250m of the Conservation Area. As such, there are views of the Conservation Area from the site. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has less durable boundaries between the site and the settlement and the site and the countryside. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to being adjacent to Madeley Conservation Area. The site makes a moderate contribution to assisting in urban regeneration and preventing towns from merging and no contribution to checking unrestricted sprawl.	Strong contribution

²⁴ Note: Purpose 4 was previously assessed in error as 'no contribution' in the original December 2020 assessment of the site. This has been corrected to 'strong contribution'. The overall assessment was 'strong' originally and remains unchanged as a result of this correction, however the 'justification for assessment' column has been updated to reflect this change.

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
MD24	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Moderate contribution: The boundary between the site and the settlement of Madeley is of mixed durability. To the north west is Station Road and the A525 and part of the northern boundary is Vicarage Lane and Castle Lane. These are durable boundaries able to prevent encroachment into the site. However part of the northern boundary consists of the rear of existing development which is a less durable boundary and would not be able to prevent encroachment into the site. The boundary between the site and the countryside consists of Station Road and the railway line to the west and Nethersey Hey Lane to the east which are durable boundaries able to prevent encroachment beyond the site if it were developed. The southern boundary consists of the limits of an existing depot facility which is less durable and would not prevent encroachment. The existing land use is open countryside. The site is well connected to the wider countryside along three of the boundaries. The site is flat, with less than 10% built form and there are low levels of vegetation which supports long line views to the south of the site. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has mostly durable boundaries with the countryside and a strong degree of openness.	Strong contribution: Madeley is a historic town. The southern part of Madeley Conservation Area is within the site. As such, there are views into and out of the Conservation Area. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and there are mostly durable boundaries between the site and the countryside which would be able to prevent future encroachment and ensure that the openness and permanence of the Green Belt is not compromised. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its location in the Madeley Conservation Area. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution
MD34	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley and Betley. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside along all of its boundaries although it is surrounded to the east and south by existing development within the Green Belt. Madeley is located to the south of the site and is separated by existing development. To the east and south the boundary is comprised of the rear of residential development within the Green Belt which is less durable and would not prevent encroachment. To the north this is partly comprised of a designated ancient woodland which is durable and partly of a tree lined field boundary which is less durable and would not prevent encroachment into the countryside if the site were developed. The western boundary is comprised of Bowsey Wood Road which is also lined by TPO trees and is durable and would be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside in agricultural use, with less than 10% built form. There are low levels of vegetation on the site and the topography of the site slopes steeply from east down to west which provides significant long line views to the west. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong degree of openness and predominantly less durable boundaries with the countryside.	No contribution: Madeley is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has predominantly less durable boundaries between the site the countryside. However the site is fairly contained by existing development within the Green Belt and the wider boundaries which are slightly beyond the site boundaries are comprised of road boundaries which are durable and could prevent encroachment into the countryside. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl or preserving the setting and special character of towns.	Moderate contribution
MD37	No contribution: The site is not connected to the Newcastle- under- Lyme	Weak contribution: The site forms a less essential gap between	Moderate contribution: The site is connected to the settlement along a small section of its northern boundary which is comprised of Keele Road (A525) which is	No contribution: The site is not adjacent to a historic	Moderate contribution: All Green Belt land can be considered to support urban	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the	Weak contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the actual distance between the towns but not the perceived gap and would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	durable and would be able to prevent encroachment into the site. The remaining boundaries are connected to the countryside along mixed boundaries. To the north this is comprised of Keele Road (A525) and to the south west this is comprised of Honeywall Lane which are durable boundaries that would be able to prevent encroachment into the countryside. To the east the boundary is a treelined field boundary which is less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is agricultural and there is also a dwelling on the site to the east and the built form is between 10-20% of the site. There is some dense vegetation on the site. The topography of the site slopes up to the east which limits long line views. As such, the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness, existing built form and dense vegetation and having one less durable boundary with the countryside.	town and therefore does not contribute to this purpose	regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as although it has a less durable boundary with the countryside, the site supports a weak degree of openness due to the existing dense vegetation and built form. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl and preserving the setting and special character of historic towns.	
MD56	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Madeley along the site's south western boundary consisting of an unnamed road. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries although there is existing development within the Green Belt to the west of the site. The western boundary of the site consists of Heighley Castle Way which is a durable boundary and the rear gardens of residential properties which is a less durable boundary. The site's eastern boundary consists of a wooded area beyond which is a large fish pond which is a durable boundary which could prevent encroachment beyond the site. The remainder of the eastern boundary consists of field boundaries which is less durable and would not be able to prevent encroachment. The short southern boundary of the site consists of the rear gardens of residential properties however the A525 is beyond this which is a durable boundary. The site's northern boundary consists of a field boundary which is less durable and would not be able to prevent encroachment. The existing land use is open countryside with no built form. The site slopes uphill towards the north west and contains low levels of vegetation. Open long line views are available on site, however, are restricted to a certain distance as views are partially blocked by the dense vegetation beyond the site. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong degree of openness.	No contribution: Madeley is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and has partly less durable boundaries with the countryside, the site's boundary with the settlement is durable and therefore could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to preventing towns from merging and assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Moderate contribution
NC4	No contribution: The site is not connected to the Newcastle-under-Lyme	Weak contribution: The site forms a less essential gap between	Strong contribution: The site is connected to the settlement of Kidsgrove along its western, south western and south eastern boundaries. The western boundary	No contribution: Kidsgrove is a historic town, however the site is not located within	Moderate contribution: All Green Belt land can be considered to support urban	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no	Moderate contribution

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	and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography and the existing pattern of development. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	consists of High Street, which is durable. The south western and south eastern boundaries consist of garden boundaries, which are less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern and eastern boundaries, which are less durable, comprising a brook and field boundaries respectively. These boundaries would not be able to contain encroachment. The existing land use is open countryside/agriculture. The site slopes up from Bank Street, which restricts long line views. The site contains less than 10% built form, has no long line views from the settlement beyond the site, due to topography and low vegetation, with the exception of a limited long line view from the south (St Andrews Drive). As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and the settlement and its strong-moderate degree of openness.	250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong-moderate degree of openness and there are predominantly less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries to the north (Harriseahead Lane) and east (Chapel Lane) and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	
NC5	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography and the existing pattern of development. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along a small section of its western boundary, which comprises less durable garden boundaries, which would not prevent future encroachment into the site. The site is well connected with the countryside along the northern, southern and eastern boundaries, and the majority of the western boundary. These boundaries are less durable, comprising field boundaries with hedgerow. A public path runs along the southern boundary. These boundaries would not be able to contain encroachment. The existing land use is open countryside/agriculture. The site slopes down from the north east to south west and supports long line views although the site topography restricts views in some directions. The site contains less than 10% built form, has long line views from the settlement beyond the site and low vegetation. As such, the site supports a strong degree of openness. The site supports one beneficial use in the form of a public path. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and the settlement and its strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and there are predominantly less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries to the north (Harriseahead Lane), west (High Street) and east (Chapel Lane) and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in preserving the setting and special character of a historic town. The sites does not make a contribution to checking unrestricted sprawl and plays a weak role in preventing neighbouring towns from merging.	Moderate contribution
NC10	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mow Cop and Mount Pleasant whereby development would reduce the actual gap but not the perceived gap given the existing development within the Green Belt. Overall the site makes	Strong contribution: The site does not share any boundaries with a defined settlement although it is adjacent to existing development within the Green Belt to the south of Mow Cop. The site shares four boundaries with the countryside. The northern boundary is a combination of durable and less durable features, comprising Mow Cop Road and the limits of a pub and residential dwellings. The eastern and southern boundaries are less durable, comprising field boundaries, which would not be able to prevent encroachment. The western boundary is less durable, comprising existing residential development however the junction of Mow	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site has a strong degree of openness and predominantly less durable boundaries with the countryside, it also supports a beneficial use of the Green Belt in providing recreational uses. As such the site makes a strong contribution to	Strong contribution

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		a weak contribution to preventing towns from merging.	Cop Road, Fords Lane beyond, would contain encroachment. The site is open countryside with a car park adjacent to Mow Cop Road. The site supports recreational uses with goals and a small playground present. The site slopes steeply down to the south from the car park, after which it slopes gently. The car park and playground constitute built form, albeit covering less than 10% of the site. The site has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside, strong degree of openness and presence of beneficial uses.		regeneration, by encouraging the recycling of derelict and other urban land.	fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl, or preserving the setting and special character of a historic town. The site makes a weak contribution to preventing towns from merging.	
NC11	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the perceived merging of the neighbouring towns although there would be a small gap retained between the towns in actual terms. Overall therefore the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to Kidsgrove along its north east boundary, which comprises less durable residential gardens. This boundary would not be able to prevent encroachment. The site is connected to the countryside along its north west, south west and south east boundaries. Kidsgrove lies a short distance beyond the site's north western boundary, however, the south western and south eastern boundaries are well connected to the countryside with less durable boundaries comprising field boundaries with hedgerows. A section of the south east boundary runs through a field and is not delineated. These boundaries would not prevent encroachment beyond the site if the site were developed. The site is moderately well connected to the countryside along most of its long southern boundary. The site is in agricultural use and slopes down from the north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preventing neighbouring towns from merging and makes a strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the settlement and the countryside and strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
NC12	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Mow Cop and Biddulph whereby development of the site would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. Overall the site makes a weak contribution to preventing	Strong contribution: The site adjoins the settlement along its western boundary only, which comprises less durable garden boundaries that would not be able to contain encroachment into the site. A section of the site has frontage onto Church Lane (located within the settlement), making this section of the western boundary durable and capable of preventing encroachment. The site shares its northern boundary with a walled churchyard cemetery, which is durable and could prevent encroachment. It shares its eastern and southern boundaries with the countryside, which are less durable, comprising field boundaries, which would not prevent encroachment. The site is in residential and agricultural use and contains built form comprising a bungalow at the site frontage with a shed to the rear, which is in agricultural use and therefore doesn't constitute built form. The site contains less than 10% built form, has	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and has less durable boundaries with the settlement and countryside, it does have some durable boundaries and any future development would be contained by the wider durable boundaries of Tower Hill Road and Biddulph Road. These boundaries would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to	Moderate contribution

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		neighbouring towns from merging.	open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries with the settlement and the countryside and strong degree of openness.			assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	
NC13	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would slightly reduce the actual gap between towns but not the perceived gap as the site is enclosed by Kidsgrove/Harriseahead. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along its eastern and southern boundaries. The eastern boundary along Bullock House Road is part durable and part less durable (garden boundaries). The southern boundary comprises garden boundaries, which are also less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern, north western and south western boundaries. The northern boundary comprises a field boundary which is less durable. The short north west boundary consists of a private road, and the south western boundary comprises a field boundary with tree line. These boundaries are less durable and would not be able to prevent encroachment into the countryside. The existing land use is open countryside/agriculture. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and there are predominately less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries consisting of Harriseahead Lane to the north and High Street to the west. It would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution
NC14	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Mow Cop and Mount Pleasant whereby development of the site would reduce the actual and perceived gap between the neighbouring towns albeit it could be argued that the towns have already merged due to the existing development within the Green Belt. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The site does not share any boundaries with a defined settlement however it is well contained by existing development within the Green Belt. The northern, eastern and western boundaries are less durable, comprising field boundaries demarcated by stone walls. A public footpath lies beyond the eastern boundary, and residential properties to the north and west. The southern boundary is durable, comprising Mow Cop Road/Chapel Street. The majority of boundaries are less durable and would not be able to prevent encroachment however given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. The site is open countryside and slopes down gently from north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, no contribution to two purposes and a strong contribution to one purpose. In line with the methodology, professional judgment has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and predominately less durable boundaries, given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. Therefore, development would not threaten the overall openness and permanence of the Green Belt. The site plays a moderate role in in preventing neighbouring towns from merging and assisting with urban regeneration. The site does not make a contribution to preserving the setting and special character of historic towns.	Moderate contribution
NC15	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban	Moderate contribution: The site forms a largely essential gap between Mow Cop and Mount	Strong contribution: The site does not share any boundaries with a defined settlement however it is well contained by existing development within the Green Belt. The northern, eastern and western boundaries are	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The site makes a moderate contribution to two purposes, no contribution to two purposes and a strong contribution to one purpose. In line with the methodology, professional judgment has been	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	areas and therefore does not contribute to this purpose.	Pleasant whereby development of the site would reduce the actual and perceived gap between the neighbouring towns albeit it could be argued that the towns have already merged due to the existing development within the Green Belt. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	less durable, comprising field boundaries. The eastern boundary is demarcated by a stone wall with a residential property beyond. The southern boundary is durable, comprising Mow Cop Road/Chapel Street. The majority of boundaries are less durable and would not be able to prevent encroachment however given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. The site is open countryside and slopes down gently from north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and strong degree of openness.		within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and predominantly less durable boundaries, given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. Therefore, development would not threaten the overall openness and permanence of the Green Belt. The site plays a moderate role in preventing towns from merging. The site does not make a contribution to preserving the setting and special character of historic towns and makes a moderate contribution to assisting in urban regeneration.	
NC77	Weak contribution: The site is connected to the Stoke-on-Trent urban area along a small section of its eastern boundary. The eastern boundary consists of Turnhurst Road which is a durable boundary. There are already significantly levels of ribbon development adjacent to the site and there is limited potential for further ribbon development. Overall, the site makes a weak contribution to checking unrestricted sprawl due to its durable boundary with the urban area.	Strong contribution: The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the perceived merging of the neighbouring towns although there would be a small gap retained between the towns in actual terms. Overall therefore the site makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the Stoke-on-Trent urban area along a small section of its eastern boundary consisting of Turnhurst Road. This is a durable boundary which could prevent encroachment into the site. The site is located in close proximity to the settlement of Kidsgrove to the north however it does not directly adjoin Kidsgrove. There is existing ribbon development in the Green Belt adjacent to the east and west of the site. The site's eastern and western boundaries consist of the rear gardens of residential properties which are less durable boundaries however beyond these boundaries are durable road boundaries of Newton and Station Road. The site's northern boundary consists of a field boundary with trees which is a less durable boundary however there are durable road boundaries further beyond this. The site's southern boundary consists partly of hedgerow and is partly undefined. This is a less durable boundary which would not be able to prevent encroachment however the Stoke-on-Trent urban area is located further south of the site's boundary and would therefore prevent further encroachment. The existing land use consists of open countryside. The topography of the site slopes uphill towards the west. The site contains no built form. There are areas of dense vegetation. Long line views are blocked by rows of houses. Therefore, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate degree of openness and the wider road boundaries beyond the site's boundaries would prevent encroachment.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one, and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the perceived merging of the neighbouring towns therefore the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration. It makes a weak contribution to checking unrestricted sprawl, and no contribution to preserving the special character of historic towns.	Strong contribution
NC78	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site	Strong contribution: The site is connected to the settlement of Kidsgrove along the site's northern and north eastern boundaries. The site comprises of two parcels of land, separated by a small open field. All the site's boundaries with the settlement consist of the rear gardens of residential properties which are less durable boundaries and would not be able to prevent	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a	Strong contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		would significantly reduce the perceived gap between the neighbouring towns although it would not result in them merging. The actual gap between the towns would be slightly reduced however due to the existing development along Station Road, development of the site would significantly reduce the perception of the gap between the towns. Overall, the site makes a moderate contribution to preventing neighbouring towns from merging.	encroachment into the site. The site is connected to the countryside along its southern boundary which consists of a field boundary which is less durable and would not be able to prevent encroachment into the site. The field in the middle of both land parcels is defined by field boundaries which are less durable and would not be able to prevent encroachment into this field if both parcels of land were to be developed. The topography of the site is undulating. The site contains less than 10% built form with low vegetation. There are long line views to the south west of the site. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as all of the site's boundaries are less durable and it has a strong degree of openness.	therefore does not contribute to this purpose.	Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	strong degree of openness and all of the site's boundaries are less durable. The site therefore makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing neighbouring towns from merging and to assisting in urban regeneration. The site makes no contribution to checking unrestricted sprawl, and preserving the setting and special character of historic towns.	
NC80	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mow Cop and Mount Pleasant whereby development would reduce the actual gap but not the perceived gap given the existing development within the Green Belt. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Mow Cop along the site's northern and north eastern boundaries. The northern boundary is comprised of Mow Cop Road, which is a durable boundary that could prevent encroachment into the site. The north eastern boundary consists of the rear gardens of residential properties which is a less durable boundary which would not be able to prevent encroachment into the site. The site's boundaries with the countryside consist of Fords Lane to the south west and Mow Cop Road to the north west. These are durable boundaries which could prevent encroachment beyond the site. The remaining boundaries with the countryside to the west and south consist of field boundaries and hedgerow which are less durable and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside and agricultural uses, with no built form. The site slopes slightly uphill towards the north. It consists of low levels of vegetation and provides open long line views from the north west to the south east. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and has partly less durable boundaries with both the settlement and the countryside, parts of the site are relatively enclosed by the settlement. In addition, given the surrounding existing development in the Green Belt to the west and south west, development would be somewhat contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging, and no contribution in checking unrestricted sprawl or preserving the setting and character of historic towns.	Moderate contribution
NC81	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Mow Cop and Mount Pleasant whereby development of the site would reduce the actual and perceived gap	Strong contribution: The site does not share any boundaries with a defined settlement however it is well contained by existing development within the Green Belt. The site's northern boundary consists of the rear gardens of residential properties and field boundaries which is less durable however beyond this is Mow Cop Road which represents a durable boundary which could prevent encroachment. The site's eastern boundary	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		between the neighbouring towns albeit it could be argued that the towns have already merged due to the existing development within the Green Belt. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	consists of the rear gardens of residential properties however beyond this is Fords Lane which is a durable boundary. The site's western boundary consists of the rear gardens of residential properties however beyond this is Dales Green Road which is durable. The site's southern boundary consists of a private access track and a field boundary which is less durable and would not be able to prevent encroachment beyond the site. The existing land use is open countryside with no built form. The site is relatively flat and slopes up slightly towards its north eastern end. The site comprises mostly low levels of vegetation with some dense trees near the boundaries. The site provides significant open long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries with the countryside and strong degree of openness.		stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	and the southern boundary is less durable, the wider boundaries to the north, east and west consist of durable road boundaries (Mow Cop Road, Fords Lane, and Dales Green Road) which could contain development. In addition, the site is relatively enclosed by existing development in the Green Belt to the north, east and south west. This would therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and preventing towns from merging, and no contribution in checking unrestricted sprawl or preserving the setting and character of historic towns.	
NC83	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap Kidsgrove and Mount Pleasant whereby development would reduce the actual gap but not the perceived gap given the existing development within the Green Belt. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement however it is adjacent to existing ribbon development in the Green Belt extending from Kidsgrove along Alderhey Lane. The site consists of two parcels of land along Alderhey Lane/High Street. Both parcels are bound by Alderhey Lane/High Street along one boundary which forms a durable boundary. The remaining boundaries are all less durable being defined by the curtilages of adjacent properties and in parts by no identifiable features on the ground. These less durable boundaries would not be able to prevent encroachment. The existing land use is open countryside with no built form. The site comprises mostly low vegetation with some parts comprising dense vegetation blocking views. The topography of the site is flat, however, the adjacent land contains a steep slope that blocks the open long line views from the site to the west. Therefore, the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to predominantly less durable boundaries with the countryside and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site has a strong-moderate degree of openness and predominately less durable boundaries with the countryside with multiple boundaries not being defined by any identifiable features on the ground. The site makes a strong contribution to safeguarding the countryside from encroachment. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 142 of the NPPF (2023) in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging, and no contribution in checking unrestricted sprawl or preserving the setting and character of historic towns.	Strong contribution
RC11	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the site makes a weak contribution to	Moderate contribution: The site is connected to the settlement of Kidsgrove along a small section of its north western boundary, which comprises an access road from Birchenwood Way, which is less durable and would not prevent future encroachment into the site. The site is wholly within the grounds of Birchenwood Country Park. It is connected with the countryside along the northern, southern and eastern boundaries, and the majority of the western boundary (although Kidsgrove is located a short distance beyond). The northern boundary comprises a footpath, bridleway, stream and thick tree line which together form a durable boundary which could prevent encroachment. The southern boundary	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site plays a moderate role in safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside and its strong-moderate degree of openness. The site plays a weak role in preventing towns from merging, a moderate role in assisting in urban regeneration. The site does not play a role in	Weak contribution

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		preventing neighbouring towns from merging.	adjoins a lake within the grounds of Birchenwood Country Park, which represents a durable boundary. The eastern boundary features a wooded area with walking paths within it and also some gaps within the trees, therefore it represents a less durable boundary which would not prevent encroachment. The western boundary comprises a lake, with residential development beyond, which represents a durable boundary. The existing land use is informal parkland. The site is flat, with scattered trees throughout. The site topography restricts long line views. The site contains less than 10% built form, does not have line views from the settlement beyond the site and low vegetation. As such, the site supports a strong-moderate degree of openness. The site supports a beneficial use of the Green Belt in the form of providing access to the countryside with path access delineated from the residential development to the west and desire lines crossing within the site. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside, and strong-moderate degree of openness.		the recycling of derelict and other urban land.	preventing unrestricted sprawl or preserving the setting and special character of historic towns.	
RC14	Weak contribution: The site access adjoins the Stoke-on-Trent urban area boundary at the south western corner. The boundary with the urban area comprises the road of Kidsgrove Bank, which is durable. As such, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement of Kidsgrove along its western boundary, which is a combination of durable Oldcott Drive, which would prevent encroachment into the site, and less durable rear gardens, which would not prevent encroachment. The site is connected to the Stoke-on-Trent urban area at the south western corner. The site shares its northern and eastern boundaries with the countryside, which are less durable, comprising a combination of footpaths and field boundaries which would not prevent encroachment. The southern and the short north western boundaries consists of dense woodland which are durable and would prevent encroachment. The site is in use by Oldcott Motors. The site contains various buildings associated with this use, which are surrounded by an area of hardstanding. The site contains more than 30% built form, with open long line views and low vegetation. As such, the site supports a weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mixed boundaries, presence of existing encroachment and weak degree of openness.	No contribution: Stoke-on-Trent and Kidsgrove are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site plays a moderate role in safeguarding the countryside from encroachment due to its weak degree of openness as a result of existing development on the site and its mix of durable and less durable boundaries. The site plays a weak role in preventing towns from merging, and a moderate role in assisting in urban regeneration. The site plays a weak role in preventing unrestricted sprawl and no role in preserving the setting and special character of historic towns.	Weak contribution
RC15	Weak contribution: The site is connected to the Stoke-on-Trent urban area boundary at the south east corner. The boundary with the urban area comprises Woodstock Street, which is durable and would prevent sprawl. The site has a very limited	Strong contribution: The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the merging of the neighbouring towns.	Moderate contribution: The site is connected to the settlement of Kidsgrove along its northern and western boundaries and is connected to the Stoke-on-Trent urban area along a short section of its southern boundary. The western boundary is durable, comprising a public right of way with rear gardens beyond, which would prevent encroachment into the site. The eastern boundary consists of Kidsgrove Bank which is durable and also the rear gardens of residential properties further north along Kidsgrove Bank which are less durable however	No contribution: Stoke-on-Trent and Kidsgrove are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, professional judgment has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. Whilst the site has predominantly durable boundaries which would be able to limit sprawl and encroachment beyond it, development	Strong contribution

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	connection with the built up area. Overall the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Kidsgrove Bank provides a durable boundary beyond this. The southern boundary is mixed, adjoining the urban area of Stoke-on-Trent at Woodstock Street, which is durable and would prevent encroachment. The remainder of the site's southern boundary adjoins less durable field boundaries, which would not prevent encroachment however Woodstock Street provides a durable boundary beyond this. The existing land use comprises agriculture and woodland, with fields along the western boundary and dense vegetation in the north and east. The site contains less than 10% built form, with open long line views and dense vegetation. As such, the site supports a strong to moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside and the settlement and strong to moderate degree of openness.		site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	of the site would result in the merging of Stoke-on-Trent and Kidsgrove. Therefore the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in preventing urban sprawl by protecting the openness and permanence of the Green Belt.	
SP11	Moderate contribution: The northern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is predominantly less durable, comprising rear gardens, a small section of allotments, and a section of Park Road, part of which is private. The site is only connected to the built up area along this long boundary. Overall, the site makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and Newcastle-under-Lyme comprises rear gardens of residential developments, allotments, and a combination of public and private roads (Park Road), making this boundary less durable and not able to prevent encroachment. The boundaries between the site and the countryside comprise the Redheath Plantation to the west, which is durable; and the A525 to the south which is durable. These durable boundaries could prevent encroachment beyond the site if the site were developed. There is a field boundary to the east and the golf course boundary to the west which are less durable and would not prevent encroachment however there are durable road boundaries located a short distance beyond this. The site is well connected to the countryside along three boundaries. The site is predominantly in use as a golf course (Keele Driving Range), with a vacant field and cricket ground located adjacent to the northern boundary. A vacant public house is located adjacent to the southern boundary with access from the A525. The site contains less than 10% built form and does not support long line views (due to topography and patches of dense vegetation). Therefore, the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to checking unrestricted sprawl, a weak contribution to preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its mix of durable and less durable boundaries. The site does not play a role in preserving the setting and special character of a historic towns and makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
SP11A	Moderate contribution: The northern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is predominantly less durable, comprising rear gardens and hedges, and a small section of allotments. There is also a	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but	Moderate contribution: The site is connected to Newcastle-under-Lyme along the site's northern boundary. This boundary consists of rear gardens of residential developments and allotments which are less durable, and a small section of Park Road which is durable. The northern boundary is predominantly less durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside comprise the Redheath Plantation to the west, which is durable; and the A525 to the south which	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to checking unrestricted sprawl, a weak contribution to preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment due to its	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	<p>small section consisting of Park Road which is durable. The site is only connected to the built up area along this long boundary. Overall, the site makes a moderate contribution to checking unrestricted sprawl due to its predominantly less durable boundary.</p>	<p>would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.</p>	<p>is durable. These durable boundaries could prevent encroachment beyond the site if the site were developed. The eastern boundary consists partly of a field boundary and partly of the boundary of the golf course defined by Job's Wood which is a mix of durable and less durable boundaries. The remainder of the western boundary consists of the golf course boundary (with trees and hedges). This is a less durable boundary which would not prevent encroachment however there are durable road boundaries located a short distance beyond this. The site is well connected to the countryside along three boundaries. The site was formerly in use as Keele Golf Course. The driving range facility on the Keele Road frontage is still operating. There is an open field located adjacent to the northern boundary. A vacant public house is located adjacent to the southern boundary with access from the A525. The site contains less than 10% built form and does not support long line views due to topography and patches of dense vegetation. Therefore, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness.</p>		<p>moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>moderate degree of openness and its mix of durable and less durable boundaries. The site does not play a role in preserving the setting and special character of historic towns and it makes a moderate contribution to assisting in urban regeneration.</p>	
SP11B	<p>Moderate contribution: The northern and north eastern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The northern boundary is predominantly less durable, comprising rear gardens and hedges, and a small section of allotments. The north eastern boundary is predominantly durable, comprising Cemetery Road and Park Road although part of Park Road is private. The site is connected to the built up area along this long boundary. Overall, the site makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and connection to the built up area.</p>	<p>Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.</p>	<p>Moderate contribution: The site is connected to Newcastle-under-Lyme along the site's northern and north eastern boundaries. The northern boundary consists of rear gardens of residential developments and allotments. The northern boundary is less durable and would not be able to prevent encroachment into the site. The north eastern boundary consists of Cemetery Road and Park Road, although part of Park Road is private. The north eastern boundary is predominantly durable and would be able to prevent encroachment. The boundaries between the site and the countryside comprise the A525 to the south which is durable. The western boundary consists of a small section of Redheath Plantation and dense wooded areas within the golf course which are durable boundaries. These durable boundaries could prevent encroachment beyond the site if the site were developed. The remainder of the western boundary consists of tree line within the golf course along with sections which are not defined by any features on the ground, particularly to the north west and south west of the boundary. This is a less durable boundary which would not prevent encroachment however there are durable road boundaries (Pepper Street and Quarry Bank) located a short distance beyond this. The site is well connected to the countryside along two boundaries. The site was formerly in use as a Keele Golf Course. There is an open field located adjacent to the northern boundary. A vacant public house is located adjacent to the southern boundary with access from the A525. The site contains less than 10% built form and does not support long line views due to topography and patches of dense vegetation. Therefore, the site supports</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to checking unrestricted sprawl, a weak contribution to preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its mix of durable and less durable boundaries. The site does not play a role in preserving the setting and special character of historic towns and it makes a moderate contribution to assisting in urban regeneration.</p>	<p>Moderate contribution</p>

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			a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness.				
SP12	Moderate contribution: The northern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is less durable, comprising rear gardens and hedges. The site is only connected to the built-up area along this boundary. Overall, the site makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging	Moderate contribution: The site is connected to Newcastle-under-Lyme along the site's northern boundary. This boundary consists of the rear gardens of residential development. This is a less durable boundary which would not be able to prevent encroachment into the site. The boundaries between the site and the countryside comprise Job's Wood to the east, and a dense wooded area to the west which are durable boundaries which could prevent encroachment beyond the site if the site were to be developed. The southern boundary consists of tree line and is less durable and would not be able to prevent encroachment. The site consists of an open field with the topography sloping upwards to the south. The site contains no built form. Due to the dense vegetation along the boundaries, the site does not provide long line views in any direction. As such, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and mix of durable and less durable boundaries.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to checking unrestricted sprawl, a weak contribution to preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its mix of durable and less durable boundaries. The site does not play a role in preserving the setting and special character of historic towns and it makes a moderate contribution to assisting in urban regeneration. regeneration.	Moderate contribution
SP14	Weak contribution: The north eastern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is durable, comprising Cemetery Road. Overall, therefore, the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and Newcastle-under-Lyme comprises Cemetery Road, which is durable and would prevent encroachment into the site. The boundaries between the site and the countryside are the A525 to the south, which is durable and would prevent encroachment, and a field boundary to the west which is less durable and would not be able to prevent encroachment. The existing land use is open countryside. The site contains less than 10% built form and has low levels of vegetation. The site slopes down from south to north, which restricts long line views beyond the site from the settlement. The site therefore supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries and strong to moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a weak contribution to two Green Belt purposes, a moderate contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to checking unrestricted sprawl and preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration. The site supports a strong-moderate degree of openness and has predominantly durable boundaries.. The site makes no contribution to preserving the setting and special character of historic towns.	Weak contribution
SP23	Weak contribution: The north eastern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is predominantly durable, comprising Cemetery Road and Park Road although part of Park Road is private. Overall, therefore, the site makes a weak contribution to	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall	Strong contribution: The boundary between the site and Newcastle-under-Lyme comprises Cemetery Road and Park Road (part of which is private). This is a predominantly durable boundary which would prevent encroachment into the site. The boundaries between the site and the countryside are the A525 Keele Road to the south, and Job's Wood to the south west, which are durable boundaries which would prevent encroachment. The north western boundary is comprised of a field boundary and the eastern boundary is not defined by any features on the ground. These are less durable boundaries which would not prevent encroachment	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and the eastern and north western boundaries are less durable, the durable boundaries of Cemetery Road and Job's Wood	Moderate contribution

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	checking unrestricted sprawl due to the predominantly durable boundary.	the site makes a weak contribution to preventing towns from merging.	beyond the site. The existing land use is open countryside with agricultural use, containing less than 10% built form. The site slopes down from south west to north east and has low levels of vegetation. Open long line views are available to the south, however views to the south west are partially restricted by the dense vegetation of Job's Wood. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong degree of openness and mix of durable and less durable boundaries, with the eastern boundary not defined by any features on the ground.		encouraging the recycling of derelict and other urban land.	are located further east and north west and could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to checking unrestricted sprawl and preventing towns from merging, and no contribution to preserving the setting and character of historic town.	
TB18	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along its northern and south eastern boundaries. The site is well enclosed by the urban area. The site's boundaries with the urban area are a combination of less durable features to the north (rear gardens) and durable features to the south east (Whitmore Road). As such, the northern boundary would not be able to prevent sprawl into the site, however, the south east boundary would prevent sprawl. Due to the pattern of the built-up area, development of the whole of the site could constitute rounding off the settlement pattern. Therefore, overall, the site makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the Newcastle-under-Lyme urban area along its northern and south eastern boundary. The boundaries with the settlement are a combination of durable and less durable features (Whitmore Road and rear gardens). The less durable northern boundary would not be able to prevent encroachment into the site whilst Whitmore Road would be able to prevent encroachment. The site is well enclosed by the urban area and is connected to the countryside only along a short north west boundary and along the western boundary. The Keele University Campus is located beyond the site to the north west. The south western boundary comprises the edge of a golf course which is demarcated by mature tree lining along a ditch. These features combined represents a durable boundary which could prevent encroachment beyond the site. The site is wholly in use as a golf course. There is a small amount of built form within the site, comprising the golf course club house adjacent to the north east boundary and a maintenance shed in the middle of the site. There are clusters of vegetation throughout the site which restrict long line views. The site has less than 10% built form, with no long line views and dense vegetation. As such, the site supports a moderate degree of openness. The site supports a beneficial use in the form of a golf course. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it is well enclosed by the urban area and shares durable boundaries with the countryside.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a weak contribution to two Green Belt purposes, a moderate contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site makes a weak contribution to checking unrestricted sprawl due to the potential for development to be considered to round off the settlement pattern. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and durable boundaries with the countryside. The site makes a weak contribution to preventing neighbouring towns from merging, and a moderate contribution to assisting in urban regeneration.	Weak contribution
TB19	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along a short section of its south eastern boundary only. The boundary with the built up area consists of Whitmore Road, which is durable. Overall the site makes a weak contribution to	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in	Strong contribution: The site is connected to the Newcastle-under-Lyme urban area along a short section of its south eastern boundary only. This consists of Whitmore Road which is durable and could prevent encroachment. The site is connected to the countryside along the north west, east, and south west boundaries (and part of the south east boundary), which are predominantly durable. The eastern boundary comprises the edge of a golf course which is demarcated by mature tree lining along a ditch. This represents a durable boundary which would contain encroachment beyond	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and is well connected to the countryside along three boundaries, its boundaries are predominantly durable and could	Moderate contribution

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	checking unrestricted sprawl due to the short durable boundary with the built-up area.	them merging. Overall the site makes a weak contribution to preventing towns from merging.	the site. The south east boundary is durable (Whitmore Road), as is the south west boundary (the M6). The north west boundary is a combination of less durable (field boundaries demarcated by hedgerow) and durable (Springpool Wood and Pie Rough). Therefore, the majority of the site's boundaries would prevent encroachment. The site is predominantly in agricultural use, with a woodland area contained within the site adjacent to the north west boundary (Pie Rough). Topographically the site slopes up from the south to the north east and north west, which limits long line views beyond the site from the settlement boundary. The site is well connected to the countryside along three boundaries. The site has less than 10% built form, open long line views to the west and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment despite its predominantly durable boundaries as it is well connected to the countryside along three boundaries and supports a strong degree of openness.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing neighbouring towns from merging. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in preserving the setting and special character of a historic town.	
TB24	Weak contribution: The eastern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The eastern boundary is durable (Gallowstree Lane) and could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl due to its durable boundary.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: the site is connected with the Newcastle-under-Lyme urban area along the eastern boundary, which is durable (Gallowstree Lane) and would prevent future encroachment into the site. The site is connected to the countryside along the remaining three boundaries, which comprise the A525 to the north, a field boundary to the south and woodland to the west (the Keele University campus is located further west beyond the woodland). The northern boundary is durable and would prevent encroachment beyond the site if the site were developed. The western boundary is defined by woodland, which represents a durable boundary that would prevent encroachment. The southern boundary consists of a less-durable field boundary that would not prevent encroachment. The site is in agricultural use and does not contain any built form. Topographically, the site slopes steeply upwards from the eastern to western boundary, restricting views beyond the site from the Newcastle-under-Lyme urban area. The site supports a moderate degree of openness as it contains less than 10% built form, has low vegetation within it however the vegetation around it and the topography limit long line views. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries combined with the site's moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries and a strong degree of openness. The site plays a weak role in checking unrestricted sprawl and preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
TK10	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Alsager within the neighbouring authority of Cheshire East whereby development	Strong contribution: The site is connected to the settlement of Kidsgrove along the southern and part of the eastern boundaries. The southern boundary is comprised of Pit Lane which is durable and would prevent encroachment into the site. The eastern boundary is comprised of the rear of residential development which is less durable and would not prevent encroachment and a walled churchyard cemetery	Strong contribution: Talke is a historic town. A section of the Talke Conservation Area to the north is located within the Green Belt. The site is fully within the 250m Conservation Area buffer and is adjacent to the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-	Strong contribution

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		would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	which is durable and could prevent encroachment. The site is connected to the countryside along the northern and western boundaries. The northern boundary is comprised of Audley Road which is durable and would prevent encroachment into the countryside if the site were developed. The western boundary is comprised of less durable field boundaries which would not prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside, with no built form. There are generally low levels of vegetation across the site. The topography of the site slopes down to the south/south west. There are limited long line views due to the topography of the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and less durable boundary with the settlement and the countryside.	Conversation Area. There are views into and out of the Conservation Area as the site is adjacent. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	moderate degree of openness and has less durable boundaries between the site and the settlement and the site and the countryside. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its location adjacent to the Talke Conservation Area. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	
TK17	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement along its northern boundary. This mainly consists of St. Martins Road, which is durable and could prevent encroachment, however a short section in the north east of the site consists of garden boundaries and is less durable. The site is well connected to the countryside along its western, eastern and southern boundaries. These consist of roads (High Street, Talke Road and Newcastle Road) and are durable enough to prevent further encroachment if the site was developed. The existing land use consists of open countryside. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong openness and mostly durable boundaries with the settlement and the countryside.	No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make weak overall contribution to the Green Belt. The site forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-under-Lyme urban area and has mostly durable boundaries.	Weak contribution
TK18	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area, Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing	Strong contribution: The site is connected to the settlement along a short section of the northern boundary which is comprised of the edge of industrial development which is less durable and would not prevent encroachment into the site. The site is connected to the countryside along all of the remaining boundaries which are comprised of road boundaries to the east (Oak Tree Lane and Talke Road) and the A500 to the south which are durable boundaries which would be able to prevent encroachment into the countryside if the site were developed. The boundary to the north is comprised of dense woodland which is durable and could prevent encroachment. The boundary to the west is partly comprised of field boundaries which are less durable and partly of dense wood and designated ancient woodland which is durable and could prevent encroachment. A very small section of the western boundary is not defined by any features and represents a less durable	No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and is well connected to the countryside, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		neighbouring towns from merging.	boundary which would not be able to prevent encroachment. A section of the north eastern boundary is defined by Jamage Road which is durable and a field boundary which is less durable and would not prevent encroachment. The existing use of the site is open countryside of which some is in agricultural use. There is less than 10% built form on the site. There are low levels of vegetation on the site. The topography of the site is undulating and there are long line views to the south and east of the site. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it is well connected to the countryside, it has a strong degree of openness and some less durable boundaries with the settlement and the countryside.			checking unrestricted sprawl or preserving the setting and special character of towns.	
TK19	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove as well as Bignall End and Kidsgrove whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside along all four boundaries which comprise of durable road boundaries to the north (A500) and the east (Jamage Road) which could prevent encroachment into the countryside. To the south and west there are less durable field and private road boundaries which would not be able to prevent encroachment into the countryside. The existing use of the site is open countryside including agricultural use with a farm to the north east of the site. There is also an industrial site to the north of the site, but still less than 10% built form on the site. There is some dense vegetation to the west of the site but generally there is low levels of vegetation across the site. The topography of the site is generally undulating and slopes down to the north, which provides significant long line views to the north and west. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it is completely connected to the countryside, it has a strong degree of openness and has less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl or preserving the setting and special character of towns.	Strong contribution
TK24	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End as well as Kidsgrove and Audley whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing	Strong contribution: The site is connected to the settlement along the northern boundary which is comprised of Coppice Road which is durable and would be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries which are comprised of Merelake Road to the south which is durable and would prevent encroachment into the countryside if the site were development, and a treelined field boundary to the east and west which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside and dense vegetation, with less than 10% built form. The topography of the site slopes down to the south and long line views are limited by the dense vegetation and topography of the site. As such, the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the	No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding the countryside from encroachment as although it has some less durable boundaries with the countryside and supports a moderate degree of openness, the site's boundary with the settlement consists of a durable road boundary which could prevent contain development and prevent it from encroaching into the Green Belt. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		neighbouring towns from merging.	countryside from encroachment as it has a moderate degree of openness and some less durable boundaries with the countryside			preventing towns from merging and no contribution checking unrestricted sprawl and preserving the setting and special character of historic towns.	
TK25	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is split by Audley Road. The site is connected to the settlement along most of its southern boundary which is comprised of the edge of industrial development which is less durable and would not prevent encroachment into the site. The site is connected to the countryside along its northern, eastern and western boundaries. Part of the northern boundary is comprised of Audley Road which is a durable boundary which would be able to prevent encroachment into the countryside. To the south the boundary consists of designated ancient woodland which is a durable boundary which could prevent encroachment. To the south east and south west the boundary consists of field boundaries which are less durable and would not prevent encroachment. In relation to the section of the site north of Audley Road, the boundaries are predominantly less durable consisting of field boundaries which would not prevent encroachment. The existing use of the site is open countryside, with less than 10% built form. There is low levels of vegetation on the site. The topography of the site slopes significantly down to the south and supports long line views to the north. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and a mix of durable and less durable boundaries with the settlement and the countryside.	Moderate contribution: Kidsgrove is a historic town. The Talke Conservation Area is partly located within the Green Belt to the north. A small section of the north east of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a several fields but there is the potential for views in and out of the Conservation Area to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has a mix of durable and less durable boundaries with both the settlement and the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF (2019) in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration and preserving the setting and special character of historic towns, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Strong contribution
TK27	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose..	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary which is comprised of Coppice Road which is durable and would be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries which are comprised of Merelake Road to the east and south which is durable and would prevent encroachment into the countryside if the site were developed, and a treelined field boundary to the west which is less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside, with less than 10% built form. There are low levels of vegetation on the site. The topography of the site slopes down to the west and there are long line views to the south. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and a less durable boundary with the countryside	Moderate contribution: Kidsgrove is a historic town. The Talke Conservation Area is partly located within the Green Belt to the north. Approximately half of the site to the east falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a field but there is the potential for views in and out of the Conservation Area to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and the western boundary with the countryside is less durable however all of the remaining boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration and preserving the setting and special character of historic towns, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Moderate contribution
TK29	No contribution: The site is not connected to the Newcastle-under-Lyme	Weak contribution: The site forms a less essential gap between	Moderate contribution: The site is located in close proximity to the settlement of Kidsgrove however it is not connected to it. The site is situated in countryside.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not	Moderate contribution: All Green Belt land can be considered to support urban	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the	Weak contribution

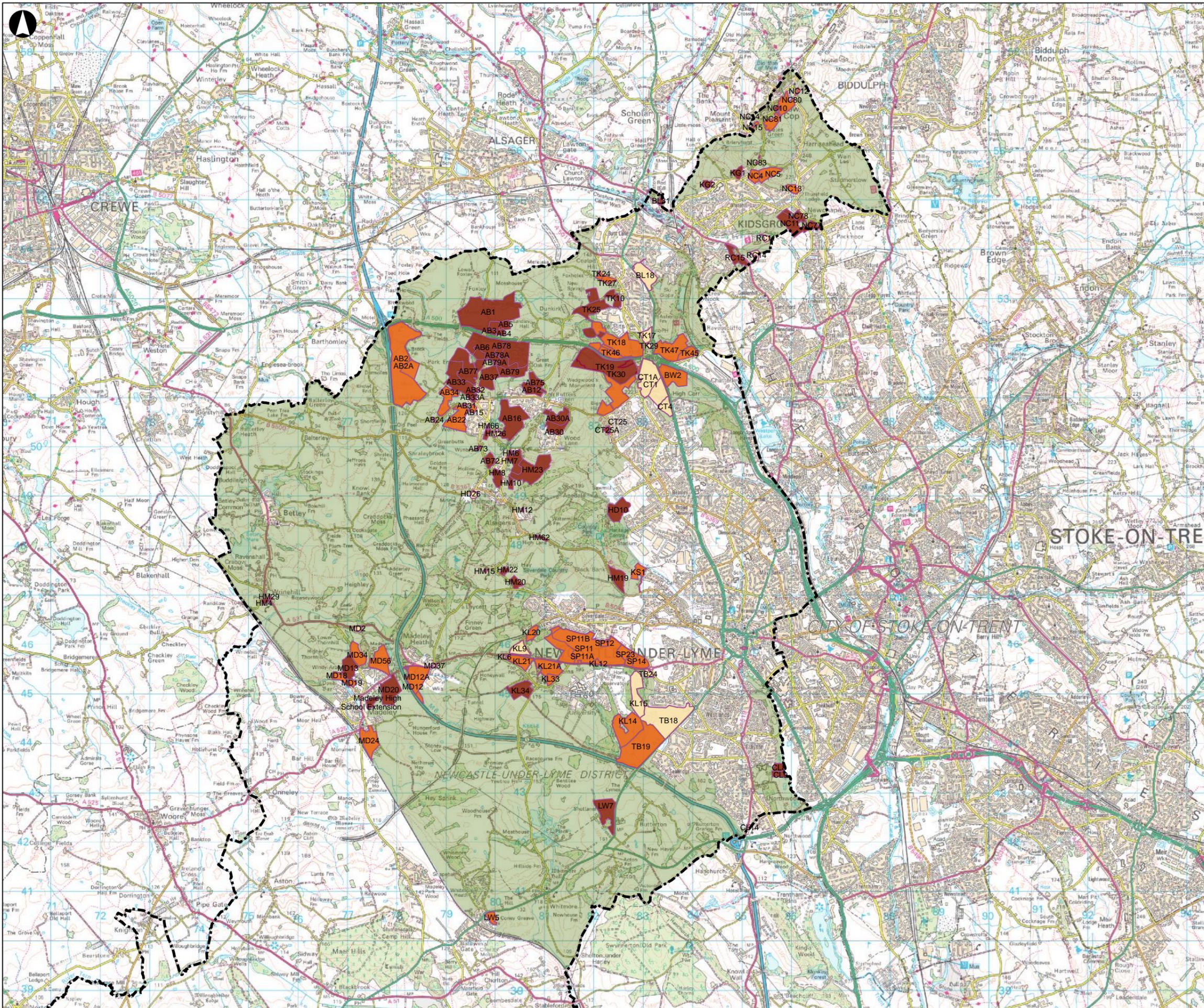
Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	urban area and therefore does not contribute to this purpose.	Kidsgrove and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	The site's northern and eastern boundaries consist of durable boundaries including Talke Road and Newcastle Road (part of the A34). These durable boundaries could prevent encroachment beyond the site. The site's south western boundary consists of trees which is a less durable boundary which would not be able to prevent encroachment beyond the site. The existing land use consists of an open field. The site has no built form and has dense vegetation. The topography is mostly flat but long line views are restricted. As such, the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a mix of durable and less durable boundaries and supports a moderate degree of openness.	located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to preventing neighbouring towns from merging and a weak contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and mix of durable and less durable boundaries. The site does not play a role in checking the unrestricted sprawl of large built-up areas and preserving the setting and special character of historic towns, whilst it makes a moderate contribution to assisting in urban regeneration	
TK30	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along the site's southern boundary consisting of Dean's Lane. This is a durable boundary which could prevent sprawl. The site is only connected to the built up area along one boundary. Overall, the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Kidsgrove whereby development of the site would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 would ensure that separation is retained. The site also forms a less essential gap between Newcastle-under-Lyme and Bignall End where a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site comprises three parcels of land divided by Jamage Road to the east and a private access road to the west. The site is connected to the Newcastle-under-Lyme urban area along the site's southern boundary consisting of Dean's Lane. This is a durable boundary which could prevent encroachment into the site. The site's remaining boundaries are connected to the countryside. The remainder of the site's southern boundary consists of the B5500 which is a durable boundary which could prevent encroachment. The site's northern boundary consists of the A500 which is a durable boundary which could prevent encroachment beyond the site if the site were to be developed. The site's eastern boundary consists of a mix of durable and less durable boundaries including Talke Road, Jamage Road, field boundaries, the curtilage of a property and the limits of existing development. These boundaries are predominantly less durable however Talke Road provides a durable boundary beyond this which could prevent encroachment. The site's western boundary consists of field boundaries, a small area of woodland (Oldhill Wood), and footpaths. These are predominantly less durable boundaries which would not be able to prevent encroachment beyond the site if the site were to be developed. The existing land use is predominantly open countryside. The site contains less than 10% built form. The site has low vegetation and the topography slopes uphill towards the south and is especially high in the middle. Long line views are provided from most viewpoints, supporting a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as it is well connected to the countryside, it provides a strong degree of openness and it has a mix of durable and less durable boundaries.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. The site is well connected to the countryside, and it supports a strong degree of openness. Whilst the site has less durable boundaries to the west, the remaining boundaries are all durable and therefore could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing neighbouring towns from merging and to checking unrestricted sprawl. It makes no contribution to preserving the setting and special character of historic towns.	Moderate contribution
TK45	Weak contribution: The site is connected to the built-up area of Stoke-on-Trent along the site's southern boundary. This	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Kidsgrove	Strong contribution: The boundary between the site and the settlement consists of Peacock Hay Road along the site's southern boundary. This is a durable boundary which could prevent encroachment into the site. The site's remaining boundaries are with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purpose and no contribution to one purpose. In line with the methodology, professional judgement has	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	consists of Peacock Hay Road which is a durable boundary which could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	whereby development of the site would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall, the site makes a weak contribution to preventing towns from merging.	This consists of the railway line to the north east which is durable and would be able to encroachment beyond the site if it were developed. The site's northern and north western boundary consists of a less durable field boundary which would not be able to prevent encroachment. The existing land use is open countryside with less than 10% built form. The eastern section of the site consists of a wooded area forming part of Bathpool Park Local Nature Reserve. The site is relatively flat with low levels of vegetation on the remainder of the site, providing significant open long line views. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the partly less durable boundaries with the countryside and strong degree of openness.	Area and therefore does not contribute to this purpose.	Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and has partly less durable boundaries with the countryside, the site's boundary with the settlement is durable and therefore could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and checking unrestricted sprawl, and no contribution to preserving the setting and character of historic towns.	
TK46	No contribution: The site is not connected to the Newcastle-under-Lyme urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area, Kidsgrove and Bignall End whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap and it would not result in the neighbouring towns merging. The A500 road would ensure the separation was retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to any settlement and is well connected to the countryside. The southern boundary of the site is comprised of the A500, which is a durable boundary which could prevent encroachment beyond the site if it were developed. The northern boundary of the site consists of a dense wooded area which is a durable boundary which could prevent encroachment. The western boundary consists of a field boundary which is less durable and would not be able to prevent encroachment beyond the site. The existing land use is open countryside with no built form. The site is relatively flat with mostly low vegetation across the site apart from the northern edge of the site which consists of dense woodland. The site provides open long line views and supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it is well connected to the countryside with a strong degree of openness and a less durable boundary.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Although the site is well connected to the countryside with a strong degree of openness and a less durable boundary to the west, the site's remaining boundaries are all durable (particularly the A500) and therefore these boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving setting and character of historic towns.	Moderate contribution
TK47	Weak contribution: The site is connected to the built-up area of Stoke-on-Trent along a short section of the site's southern boundary. This consists of Peacock Hay Road which is a durable boundary which could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would significantly reduce the actual and perceived gap between the neighbouring towns although it would not result in them merging. Overall, the site makes	Strong contribution: The boundary between the site and the settlement consists of Peacock Hay Road along the site's southern boundary. This is a durable boundary which could prevent encroachment into the site. The site's remaining boundaries are with the countryside. The northern and north eastern boundaries consist of dense woodland forming part of Bathpool Park Local Nature Reserve. This represents a durable boundary which could prevent encroachment beyond the site if the site were to be developed. The site's western boundary is less durable as it is not defined by any features on the ground. The south western boundary consists of Peacock Hay Road which is a durable boundary which could prevent encroachment. The south eastern boundary	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme, and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall, this site makes a moderate contribution to assist in urban regeneration, by	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Although the site has a strong degree of openness and the site's western and south eastern boundaries are less durable, the site's remaining boundaries with the countryside are all durable consisting of dense woodland forming part of Bathpool Park Local Nature Reserve. These	Moderate contribution

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		a moderate contribution to preventing towns from merging.	consists of a field boundary which is less durable and would not be able to prevent encroachment. The existing land use is open countryside with less than 10% built form. A small section of woodland is included within the site to the north west. The site has an undulating topography and comprises mostly low vegetation across the site, providing open long line views from most viewpoints. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and the strong degree of openness.		encouraging the recycling of derelict and other urban land.	boundaries could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to preventing towns from merging and assisting in urban regeneration. It makes a weak contribution to checking unrestricted sprawl and no contribution and preserving setting and character of historic towns.	

Appendix E

Green Belt Assessment Overall Contribution Chloropleth Map



Notes

A3

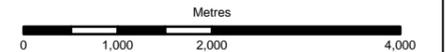
1. This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Stoke-on-Trent City Council 100024286 2016.

Key

- Green Belt
- Newcastle under Lyme District Boundary
- Strong contribution
- Moderate contribution
- Weak contribution
- No contribution

Purpose Assessment Overall Contribution

- Strong contribution
- Moderate contribution
- Weak contribution
- No contribution



P01	12/07/2024	APS	AO	AO	--
Rev	Date	By	Chkd	Appd	Authd



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Client
Newcastle under Lyme Council

Project Name
Newcastle under Lyme Green Belt Study

Drawing Title
Green Belt Purpose Assessment Sites Overall Level of Contribution

Scale at A3
1:75,000

Role
Planning

Suitability
Draft

Project Number 294517-00	Rev P01
Drawing Number NGB-ARP-SW-DR-PL-00020	

Appendix F

Detailed Green Belt Site Review Proformas

Green Belt Site Review Proforma – Site Ref: AB2

Site Reference	AB2				
Site Address	Land adjoining corner of A500 and M6 southbound				
Ward	Audley				
Existing Use	Agriculture (Brook Farm is located in the middle of the site)				
Site Area (Ha)	69.91				
Site Capacity	1678 dwellings Site promoted for employment use				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes (promoted through agent on behalf of the land owner)	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, promoted for employment use
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there is 1 TPO along the site boundary at the eastern corner of the site along Moat Lane however this could be avoided.	3. Is the site in active use?	No (with the exception of Brook Farm)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	3% of site is within Flood Zone 2 and 3
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and with the exception of Brook Farm it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account that 3% of the site is within Flood Zone 2 and 3.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 3% of site is within Flood Zone 2 and 3 (close to Brook Farm).				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 800m away from the nearest inset settlement of Audley.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Brockwood Hill greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) - site is surrounded by open countryside although the M6/A500 roundabout to the north of the site may have amenity impacts.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.7km to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.1km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Audley Health Centre, Church Street				
Access to a bus stop?	Site is more than 800m away from a bus stop – 1km to Westfield Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 3.2km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Park Lane or Barthomley Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority red or amber however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable for residential use as it does not promote sustainable growth, however site may be suitable for employment use. Additional comments: <ul style="list-style-type: none"> The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable for residential use as it does not promote sustainable growth. The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. Given the site's access to the strategic road network, the site may be suitable for employment use. The site is available as it was promoted by the owner and with the exception of Brook Farm it is not in active use. The site is considered to be achievable as it is broadly viable taking into account the same area within Flood Zone 2 and 3. The site has some			

- Access could be created from Park Lane or Barthomley Road.
- The site is within 800m of an area of open space.
- The site is over 800m away from a bus stop, a primary school, a secondary school and a GP surgery.
- The M6/A500 roundabout to the north of the site may have residential amenity impacts.
- Site has good connections to the strategic road network.
- The site consists of grade 3 agricultural land.
- There is 1 TPO along the site boundary at the eastern corner of the site along Moat Lane however this could be avoided.
- The site has an undulating topography
- Approximately 3% of site is within Flood Zone 2 and 3 (close to Brook Farm).
- There are no environmental designations or heritage assets immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

existing less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration for residential use however it is recommended for further consideration for employment use.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (for employment use only)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 - Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of the surrounding settlements. It would be well defined along a strong and permanent boundary to the north and west consisting of the A500 and M6. Overall it would represent a significant encroachment into the countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M6 to the west and the A500 to the north which represent recognisable and permanent boundaries. The existing eastern and southern boundaries consist of field boundaries and minor roads. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would have no impact on preventing neighbouring towns from merging or preserving the setting and character of a historic town. Development would however represent a significant encroachment into the countryside and therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB2A

Site Reference	AB2A				
Site Address	Land adjoining corner of A500 and M6 southbound				
Ward	Audley				
Existing Use	Agriculture (Brook Farm is located in the middle of the site)				
Site Area (Ha)	78.38				
Site Capacity	Site promoted for employment use				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes (promoted through agent on behalf of the land owner)	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, promoted for employment use
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there is 1 TPO along the site boundary at the eastern corner of the site along Moat Lane however this could be avoided.	3. Is the site in active use?	No (with the exception of Brook Farm)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	3% of site is within Flood Zone 2 and 3
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and with the exception of Brook Farm it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account that 3% of the site is within Flood Zone 2 and 3.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 3% of site is within Flood Zone 2 and 3 (close to Brook Farm).				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 800m away from the nearest inset settlement of Audley.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Brockwood Hill greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area - site is surrounded by open countryside although the M6/A500 roundabout to the north of the site may have amenity impacts.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.7km to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.1km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Audley Health Centre, Church Street				
Access to a bus stop?	Site is more than 800m away from a bus stop – 1km to Westfield Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 3.2km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Park Lane or Barthomley Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority red or amber however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable for residential use as it does not promote sustainable growth, however site may be suitable for employment use. Additional comments: <ul style="list-style-type: none"> The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable for residential use as it does not promote sustainable growth. The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. Given the site's access to the strategic road network, the site may be suitable for employment use. The site is available as it was promoted by the owner and with the exception of Brook Farm it is not in active use. The site is considered to be achievable as it is broadly viable taking into account the same area within Flood Zone 2 and 3. The site has some			

- Access could be created from Park Lane or Barthomley Road.
- The site is within 800m of an area of open space.
- The site is over 800m away from a bus stop, a primary school, a secondary school and a GP surgery.
- The M6/A500 roundabout to the north of the site may have residential amenity impacts.
- Site has good connections to the strategic road network.
- The site consists of grade 3 agricultural land.
- There is one TPO along the site boundary at the eastern corner of the site along Moat Lane however this could be avoided.
- The site has an undulating topography.
- Approximately 3% of site is within Flood Zone 2 and 3 (close to Brook Farm).
- There are no environmental designations or heritage assets immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

existing less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration for residential use however it is recommended for further consideration for employment use.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (for employment use only)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 - Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of the surrounding settlements. It would be well defined along a strong and permanent boundary to the north and west consisting of the A500 and M6. Overall it would represent a significant encroachment into the countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M6 to the west and the A500 to the north which represent recognisable and permanent boundaries. The existing eastern and southern boundaries consist of field boundaries and minor roads. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would have no impact on preventing neighbouring towns from merging or preserving the setting and character of a historic town. Development would however represent a significant encroachment into the countryside and therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB15

Site Reference	AB15				
Site Address	Land North of Vernon Avenue, Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	1.55				
Site Capacity	39 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 68m to Westfield Avenue greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 742m to Ravensmead Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to Sir Thomas Boughey High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 263m to Audley Health Centre, Church Street.				
Access to a bus stop?	Site is within 400m of a bus stop – 49m to Vernon Avenue bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access could be created from Vernon Avenue.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Audley and is nearly completely enclosed by the settlement with residential development on all sides. Access could be created from Vernon Avenue. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Audley and is nearly completely enclosed by the settlement with residential development on all sides. Access could be created from Vernon Avenue. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no suitability issues. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing western			

- The sites slopes down to the west.
- There are no environmental designations or heritage assets within or adjacent to the site.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

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.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement.</p> <p>Purpose 3 – Development of the site 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.</p> <p>Purpose 4 - The site is adjacent to the historic town of Audley. The entire site falls within 250m of the Conservation Area however it is separated by two rows of residential properties and Chester Road and there are no views into the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22. Excluding site AB22, the combined release of site AB15 and AB31 would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing western boundary consists of a tree lined field boundary. If the site is taken forward on its own it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. 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.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: AB22

Site Reference	AB22				
Site Address	Wall Farm, Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	15.18				
Site Capacity	365 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land to the north		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the inset settlement of Audley along its eastern boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace - 35m to Westfield Avenue greenspace		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – residential area located to the east and ribbon development located to the north and west		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 915m to Ravensmead Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to Sir Thomas Boughey High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 425m to Audley Health Centre, Church Street		
Access to a bus stop?	Site is within 400m of a bus stop – 64m to Westfield Avenue		
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Nantwich Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> 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. Access can be created from Nantwich Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site consists of grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. 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. Access can be created from Nantwich Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.	

- The site dips in the centre and rises upwards to the south.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites AB15 and AB31 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of Audley. It would partly connect the settlement to existing ribbon development along Nantwich Road.</p> <p>Purpose 4 - Audley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing western and southern boundaries consist of field boundaries, a track and fencing. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would however represent a significant encroachment into the countryside as it would entail 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.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB24

Site Reference	AB24				
Site Address	Land at Barthomley Road, Audley				
Ward	Audley				
Existing Use	Open field.				
Site Area (Ha)	0.42				
Site Capacity	12 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is considered to be suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site? ²⁵	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown

²⁵ <https://publicaccess.newcastle-staffs.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present or there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is approximately 550m away from the nearest inset settlement of Audley.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 140m to Bartomley Road Pond				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to residential uses.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.6km to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to Sir Thomas Boughey High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.1km to Audley Health Centre, Church Street.				
Access to a bus stop?	Site is more than 800m away from a bus stop – 1.3km to B5500 New Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.7km to Alsager Rail Station.				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Barthomley Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is completely detached from the inset settlement of Audley being approximately 550m away. Although it is surrounded by existing residential ribbon development in the Green Belt, it is not linked to the settlement by an adjacent site. Access to the site could be created from Barthomley Road. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the inset settlement of Audley being approximately 550m away. Although it is surrounded by existing residential ribbon development in the Green Belt, it is not linked to the settlement by an adjacent site. The site is considered to be available as it was promoted by the owner, and it is not in active use and could be developed now. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's eastern and western boundaries are less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.			

- The site is within 800m of an area of open space.
- The site is over 800m away from a bus stop, a primary school, a secondary school, and a GP surgery.
- The site consists of grade 3 agricultural land.
- The topography of the site is flat.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB31

Site Reference	AB31				
Site Address	Land South of Nantwich Road, Audley				
Ward	Audley				
Existing Use	0.19				
Site Area (Ha)	Agriculture				
Site Capacity	5 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No (Application for the construction of two new dwellings was refused on appeal in 2014 as very special circumstances had not been demonstrated, Ref: 14/00368/FUL)	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and can be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Audley along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 138m to Audley Cricket Club				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – residential area to the north and east, with service station to the west.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 894m to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 451m to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 226m to Vernon Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Nantwich Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Audley to the north and is enclosed by existing development in the Green Belt. Access could be created from Nantwich Road The site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or adjacent to the site. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Audley to the north and is enclosed by existing development in the Green Belt. Access could be created from Nantwich Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The			

- The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space.
- The site is over 800m away from a primary school and a secondary school.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

site does not have existing durable boundaries with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites AB15 and AB22 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as it is enclosed by existing development.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Audley, although it is surrounded by existing development in the Green Belt which limits the perception of encroachment.</p> <p>Purpose 4 - Audley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22. Excluding site AB22, the combined release of site AB15 and AB31 would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site’s existing boundaries to the east, west and south consist of the limits of the surrounding development in the Green Belt. If the site is taken forward on its own or alongside site AB15 it is recommended that release should avoid islanded pockets of Green Belt remaining and the accompanying policy should state that the western and southern boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is surrounded by existing development in the Green Belt 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 boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: AB33A

Site Reference	AB33A				
Site Address	Land off Nantwich Road / Park Lane, Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	2.74				
Site Capacity	66 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is considered to be suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site? ²⁶	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes

²⁶ <https://publicaccess.newcastle-staffs.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present or there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the inset settlement of Audley				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 69m to Audley allotments.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 631m to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Sir Thomas Boughey High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 328m to Audley Health Centre, Church Street.				
Access to a bus stop?	Site is within 400m of a bus stop – 295m to Church Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4km to Alsager Rail Station.				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Park Lane or B5500.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Audley and it is relatively enclosed by the settlement to the east, south east and south west. Access could be created from Park Lane or B5500. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Audley and it is relatively enclosed by the settlement to the east, south east and south west. Access could be created from Park Lane or B5500. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no suitability issues. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's northern and north western			

- The topography of the site is undulating.
- There are no environmental designations or heritage assets within or adjacent to the site.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. If the site is taken forward, consideration should also be given as to whether site AB32 should be taken forward as it could become enclosed by development which could change its function and purpose. It is however acknowledged that site AB32 was assessed as making a strong contribution to Green Belt purposes. This was predominantly due to its less durable western and southern boundaries and given it is not enclosed by the settlement.

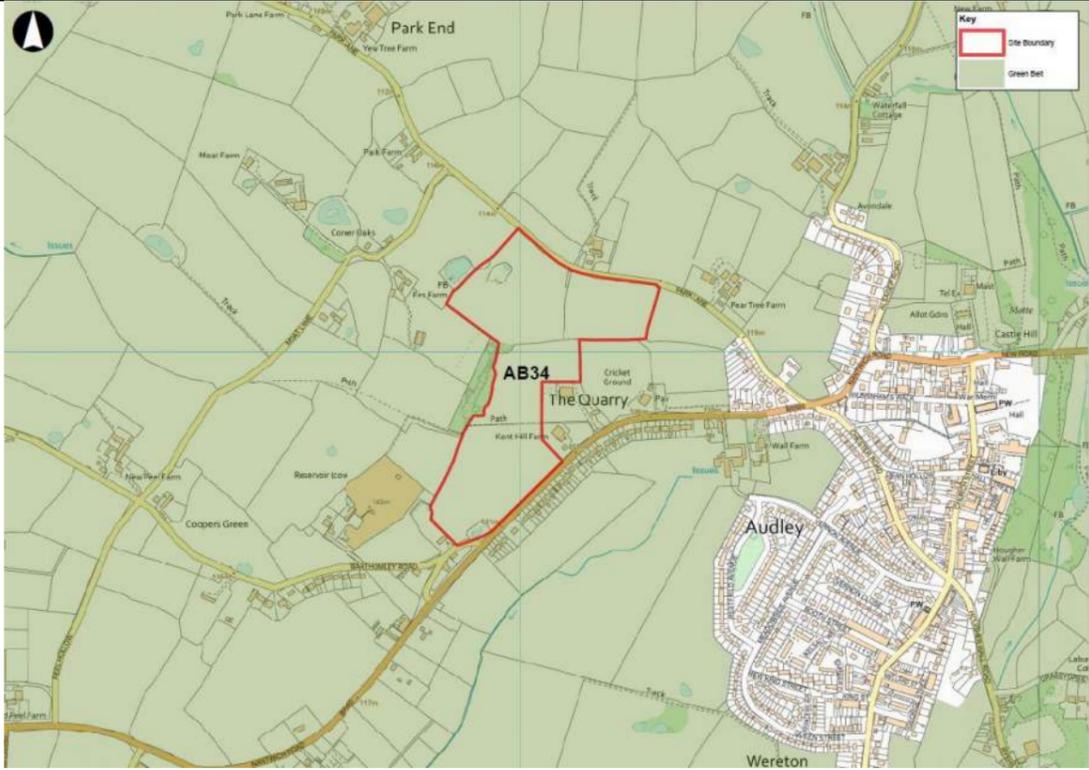
CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as the site is relatively enclosed by the settlement.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is relatively enclosed by the settlement to the east, south east and south west which would limit the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is adjacent to the historic town of Audley. Most of the site falls within 250m of the Conservation Area however it is separated by a row of residential properties and Alsager Road and there are no views into the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three other sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22. Excluding site AB22, the combined release of this site alongside site AB15 and AB31 would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing northern and north western boundaries consist of field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is relatively enclosed by the settlement to the east, south east and south west which would limit the perception of encroachment to an extent. 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 northern and north western boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary. Consideration should also be given as to whether site AB32 should be taken forward alongside this site.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: AB34

Site Reference	AB34				
Site Address	Land off Nantwich Road / Park Lane (2) Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	11.13				
Site Capacity	267 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – The site is designated as Kent Hill Quarry Biodiversity Alert Site. Miry Quarry Regionally Important Geological Site is adjacent to the western boundary of the site however development could avoid it.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is approximately 150m away from the inset settlement of Audley. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Bartomley Road Pond		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area / employment area (depending on proposed use) – ribbon development in the Green Belt to the southeast of site, with Audley Cricket Club to the east of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1km to Ravensmead Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Sir Thomas Boughey High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 703m to Audley Health Centre, Church Street		
Access to a bus stop?	Bus stop is between 400m-800m of site – 507m to Vernon Avenue bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4km to Alsager Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Nantwich Road or Park Lane.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the inset settlement of Audley being approximately 150m away. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt. Access can be created from Nantwich Road or Park Lane. The site is within 800m of a bus stop, a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Audley being approximately 150m away. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable boundaries with the countryside to the east and west and therefore a new durable Green Belt boundary would need to be created, if the site were to be developed. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.	

- Miry Quarry Regionally Important Geological Site is adjacent to the western boundary of the site however development could avoid it.
- The site consists of grade 3 agricultural land.
- 0.1ha of the site to the south is identified as Accessible Natural Greenspace in the Open Space Strategy 2017, and required to meet local standards
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: BL18

Site Reference	BL18				
Site Address	Clough Hall Playing Fields, Talke				
Ward	Talke and Butt Lane				
Existing Use	Open space (not required to meet local standards)				
Site Area (Ha)	13.25				
Site Capacity	424 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution ²⁷				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – 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 however sensitive design/layout could reduce any impacts on this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are four TPOs located to the north eastern corner of the site along the current pedestrian access however development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown

²⁷ Note: The original site review proforma from December 2020 stated 'moderate contribution' in error. This has been corrected to 'weak contribution' to match the Green Belt purpose assessment table (see Appendix D).

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 70% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land at its north western corner				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is enclosed by the settlement of Kidsgrove along three boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 200m to Hollinwood Woodland				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area to the north, north east and south west.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 472m to St Saviour's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 725m to The King's CE (VA) School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 635m to RJ Mitchell Surgery, Wright Street				
Access to a bus stop?	Site is within 400m of a bus stop – 2m to Hollins Playing Field bus stop				
Access to a railway station?	Site is between 800m and 1.2km from a railway station – 896m to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – the site includes the existing footpaths which join Beech Drive and Hunters Way and it is assumed that access could be created via these roads, or access could be created onto Newcastle Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

Majority green - Site is considered to be suitable as it promotes sustainable growth.

Additional comments:

- The site is adjacent to the settlement of Kidsgrove with residential properties to the north, north east and south west.
- The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way and it is assumed that access could be created via these roads, or access could be created onto Newcastle Road.
- The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space.
- The site is over 800m away from a railway station.
- 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
- There are four TPOs located to the north eastern corner of the site along the current pedestrian access however development could avoid these.
- The site consists of grade 4 agricultural land.
- The site slopes up steeply to the south.
- Consultation with the coal authority is likely due to historic mining activities.
- Site is open space not required to meet local standards (Springfield Drive Playing Fields). The Playing Pitch Strategy 2015 indicates that rugby provision either needs to be provided as part of the sites development or off-site.

The site makes a weak contribution to Green Belt purposes.²⁸ The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Kidsgrove with residential properties to the north, north east and south west. The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way and it is assumed that access could be created via these roads, or access could be created onto Newcastle Road. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The only suitability issues relate to Bathpool Park Site of Biological Importance being located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site and four TPOs being located to the north eastern corner of the site along the current pedestrian access however development could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is viable and there are no known abnormal development costs. Although the Playing Pitch Strategy 2015 indicates that rugby provision either needs to be provided as part of the sites development or off-site. The site's existing boundary with the countryside to the south is fairly durable although the southernmost section may require strengthening to create a new durable Green Belt boundary, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Kidsgrove and the Stoke-on-Trent urban area. Given that the site is relatively enclosed by the settlement, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke, although it is enclosed by the settlement to the north, east and west which limits the perception of encroachment.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove and Talke however it is not in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are five sites recommended for further consideration in Talke (BL18, TK17, TK18, TK24 and TK27). None of these sites are adjacent to or in close proximity to site BL18. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined which represents a recognisable and permanent boundary. The southernmost section is slightly less dense. If the site is taken forward it is recommended that the accompanying policy states that this section would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic towns of Kidsgrove and Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke, although it is enclosed by the settlement to the north, east and west 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. A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland and pond to the south and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

²⁸ Note: The original site review proforma from December 2020 stated 'moderate contribution' in error. This has been corrected to 'weak contribution' to match the Green Belt purpose assessment table (see Appendix D).



Green Belt Site Review Proforma – Site Ref: BW2

Site Reference	BW2				
Site Address	High Carr Colliery, Bradwell				
Ward	Bradwell				
Existing Use	Open space and woodland. A waste management service (Cherry Hill Waste and Recycling Centre) and other industrial uses are located to the south east of the site.				
Site Area (Ha)	17.21				
Site Capacity	688 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No, only for existing uses on site.	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, partly in industrial use with a waste and recycling centre.	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes, partly.	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	No loss of agricultural land – approximately 1% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, 28% of the site is potentially contaminated land (high contamination) predominantly located around

				the northern edge and also the southern edge, and there are also areas of medium contamination throughout the site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site promoter is unknown and part of site is in active use as a waste and recycling centre.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although approximately 28% of the site is potentially contaminated land (high contamination).</p>	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. 23% of the site also includes medium contamination from High Carr Colliery and Mitchell’s Wood Colliery.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the Newcastle-under-Lyme urban area although it is adjacent to undeveloped land.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 28m to Bradwell Wood			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is not adjacent to any existing development and is surrounded by open fields.			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 651m to St Chad’s CE (VC) Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.2km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1km to Talke Clinic, High Street			
Access to a bus stop?	Bus stop is between 400m-800m of site – 491m to the Community Centre bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 2.5km to Longport Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is currently road access from Talke Road into the recycling business located within the site.			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p>		

Additional comments:

- The site is adjacent to undeveloped land in the Newcastle-under-Lyme urban area with no existing residential development surrounding it.
- There is an existing access into the site from Talke Road.
- The site is within 800m of a bus stop, a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- There would be no loss of agricultural land although approximately 1% of the site consists of grade 4 agricultural land.
- Approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. Approximately 23% of the site also includes medium contamination from High Carr Colliery and Mitchell's Wood Colliery.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- The site slopes down steeply towards the north east.
- The site has dense woodland to the north and east.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area although it is not adjacent to any existing development with only a petrol station and Little Waitrose adjacent to the site at the A34 roundabout. There is an existing access into the site from Talke Road. There would be no loss of agricultural land although approximately 1% of the site consists of grade 4 agricultural land. The site is within 800m of a bus stop, a primary school and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. Approximately 23% of the site also includes medium contamination from High Carr Colliery and Mitchell's Wood Colliery. The site is over 800m away from a secondary school and a GP surgery. The site may be available although the site promoter is unknown, and part of the site is in active use as a waste and recycling centre. The site is considered to be achievable as it is broadly viable although there is high contamination and medium contamination on site. The site's existing southern 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.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: CL14

Site Reference	CL14				
Site Address	Land off Melville Court, Clayton				
Ward	Westbury Park and Northwood				
Existing Use	Vacant land with a heavily wooded area to the south and east				
Site Area (Ha)	0.5				
Site Capacity	6 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – approximately 20% of the site consists of Ferndown Local Nature Reserve located along the eastern edge and this has been excluded in calculating the potential capacity.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there is a TPO located along the western boundary of the site however development could avoid this.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 228m to Wroxham Way greenspace		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential area located to the north east and south west of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.3km to Our Lady & St Werburgh’s Catholic Primary		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.2km to Clayton Hall Business and Language College.		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 635m to Westbury Centre surgery, Westbury Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 213m to The Spinney bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Stoke-on-Trent Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – could be created from Clayton Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the north and south and a hotel to the west. Access could be created from Clayton Road. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the north and south and a hotel to the west. Access could be created from Clayton Road. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. Approximately 20% of the site consists of Ferndown Local Nature Reserve located along the eastern edge (this has been excluded in calculating the potential capacity). There is a TPO located along the western boundary of the site however development could avoid this. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site’s western boundary with the countryside	

- Approximately 20% of the site consists of Ferndown Local Nature Reserve located along the eastern edge and this has been excluded in calculating the potential capacity.
- There is a TPO located along the western boundary of the site however development could avoid this.
- The site slopes upwards from south to north.
- The site has dense woodland to the south and east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

consists of A519 Clayton Road which is durable however the new Green Belt boundary to the east and south with Stafford Borough Council is less durable and would need to be strengthened.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the north and west. Whilst entailing very small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside although it is surrounded by the settlement to the north and west and there is existing development in the Green Belt to the south (within the authority of Stafford Council) which limits the perception of encroachment.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by A519 Clayton Road to the west which represents a recognisable and permanent boundary. The southern and eastern boundaries represent the administrative boundary which borders the Green Belt in Stafford Council and these existing boundaries consist of mature tree line. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic towns of Newcastle-under-Lyme. Development would entail a small incursion into undeveloped countryside although it is surrounded by the settlement to the north and west and development could constitute ‘rounding off’ of the settlement pattern therefore development would not represent unrestricted sprawl. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A519 Clayton Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: CT1

Site Reference	CT1				
Site Address	Land at Red Street and High Carr Farm, Chesterton				
Ward	Crackley and Red Street				
Existing Use	Agriculture				
Site Area (Ha)	35.07				
Site Capacity	1405 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No (although Mitchell's Wood Farm is located to the south of the site)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 70% of the site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 9% of the site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium

				contamination) and extraction industries. The site is also adjacent to a historic landfill site at its north eastern corner.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although 9% of the site is potentially contaminated land (medium contamination).</p>	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to High Carr Open Space			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use).			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 191m to St Chad’s CE (VC) Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.8km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 678m to Waterhayes Surgery, Crackley Bank			
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Crofters Court bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 2.6km to Longport Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Bell’s Hollow or Talke Road although Bell’s Hollow is a single lane with no footpath or street lighting.			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability		

Majority green - Site is considered to be suitable as it promotes sustainable growth.

Additional comments:

- The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west.
- Access into the site could be created from Talke Road or Bell's Hollow although Bell's Hollow is a single lane with no footpath or street lighting.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- Approximately 70% of the site consists of grade 4 agricultural land.
- Approximately 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- The site slopes down significantly towards the north, east and north east.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west. Access into the site could be created from Talke Road or Bell's Hollow although Bell's Hollow is a single lane with no footpath or street lighting. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although there is medium contamination on site. The site's boundaries with the countryside are predominantly durable although the southern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed. Consideration would also need to be given to the area of Green Belt to the south (including site CT4) as this area would need to be released from the Green Belt in-combination with the site to avoid islanded pockets of Green Belt remaining.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration alongside site CT4 and the area to the south of CT4 (see proforma for CT4). This site would only be released if site CT4 and the pocket of Green Belt to the south were also being released (subject to it being suitable, available and achievable). Further investigation is required on this area to the south.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (subject to site CT4 and further investigation on the area of Green Belt to the south)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the north, east and west (A500, A34 and Talke Road).</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>The site has been recommended for further consideration alongside site CT4 (and the area to the south) as release should avoid islanded pockets of Green Belt remaining. Collectively the release of both sites would not exacerbate any of the above impacts.</p> <p>The nearby sites TK17 and TK18 are also recommended for further consideration. Sites CT1, TK17 and TK18 form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove. Cumulatively the release of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the A500 to the north, the A34 to the east and Talke Road to the west which represent recognisable and permanent boundaries.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries, and development would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Whilst development of the site (alongside site CT4) would not result in neighbouring towns merging, development of site CT1 and site TK17/TK18 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If sites TK17 and TK18 are not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A500 to the north, the A34 to the east, and Talke Road to the west.

RECOMMENDATION: This is dependent upon whether site TK17 or TK18 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to site CT4 and further investigation on the area of Green Belt to the south).

Green Belt Site Review Proforma – Site Ref: CT1A

Site Reference	CT1A				
Site Address	Land at Red Street and High Carr Farm, Chesterton				
Ward	Crackley and Red Street				
Existing Use	Agriculture				
Site Area (Ha)	19.42				
Site Capacity	530 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 80% of the site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 9.2% of the site is potentially contaminated land consisting of a Coal and

				Ironstone Colliery (medium contamination) and extraction industries. The site is also adjacent to a historic landfill site at its north eastern corner.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although 9.2% of the site is potentially contaminated land (medium contamination).</p>	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 9.2% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 30m to Red Street sports ground.			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use).			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 368m to St Chad’s CE (VC) Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.05km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre - 813m to Talke Clinic, High Street.			
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Crofters Court bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 2.7km to Kidsgrove Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Bell’s Hollow or Talke Road although Bell’s Hollow is a single lane with no footpath or street lighting.			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability		

Majority green - Site is considered to be suitable as it promotes sustainable growth.

Additional comments:

- The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west.
- Access into the site could be created from Talke Road or Bell’s Hollow although Bell’s Hollow is a single lane with no footpath or street lighting.
- The site is within 400m of a bus stop and within 800m of a primary school, and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- Approximately 80% of the site consists of Grade 4 agricultural land.
- Approximately 9.2% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- The topography of the site slopes downhill from west to north east.
- Consultation with the Coal Authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west. Access into the site could be created from Talke Road or Bell’s Hollow although Bell’s Hollow is a single lane with no footpath or street lighting. The site is within 400m of a bus stop and within 800m of a primary school, and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 9.2% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although there is medium contamination on site. The site has existing durable boundaries with the countryside.

Consideration would also need to be given to the remaining area of Green Belt to the south (including site CT4) as development of this site could result in this area becoming relatively enclosed by development. Overall, based on the above factors, it is recommended that the site is taken forward for further consideration alongside site CT1 and CT4 and the area to the south of CT4 (see proforma for CT4).

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (alongside CT1 and CT4)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the north, east and west (A500, A34 and Talke Road).</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>The site has been recommended for further consideration alongside site CT1 and CT4 (and the area to the south) as release should avoid islanded pockets of Green Belt remaining. If site CT1A were to be released and developed on its own, this could result in the remaining area of Green Belt to the south of it becoming relatively enclosed by development which could impact its function and integrity. Collectively the release of sites CT1, CT1A and CT4 would not exacerbate any of the above impacts.</p> <p>Sites TK30, CT1, CT1A, TK17, TK18 and TK29 all form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove. Cumulatively, the release of all of these sites together would significantly reduce the gap between the neighbouring towns and result in the perceived merging.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the A500 to the north, the A34 to the east and Talke Road to the west which represent recognisable and permanent boundaries.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries, and development would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Whilst development of the site (alongside site CT1 and CT4) would not result in neighbouring towns merging, development of site CT1/CT1A and site TK17/TK18 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If sites TK17 and TK18 are not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A500 to the north, the A34 to the east, and Talke Road to the west.</p>

RECOMMENDATION: This is dependent upon whether site TK17 and TK18 are being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside CT1 and subject to site CT4 and further investigation on the area of Green Belt to the south).

Green Belt Site Review Proforma – Site Ref: CT4

Site Reference	CT4				
Site Address	Land opposite High Carr Business Park (West of A34)				
Ward	Holditch and Chesterton				
Existing Use	Agriculture (High Carr Farm)				
Site Area (Ha)	6.23				
Site Capacity	250				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Bradwell Wood Ancient Woodland is located to the south across the A34 but it is not immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, the northern section of the site includes High Carr Farm	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site is grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	No, potential tenancy issues.	5. Are there known abnormal development costs?	Yes, 43% of site is potentially contaminated land due to a Coal and Ironstone Colliery (medium contamination) and the site is adjacent to High

				Carr Historic Landfill Site to the east.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is partly in active use as a farm and there are some potential tenancy issues which could be overcome.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 43% of the site is potentially contaminated land (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its eastern boundary.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the east and west although there is a pocket of Green Belt separation to the south.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to High Carr Open Space			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – site is adjacent to residential development to the west and High Carr Business Park to the east, this consists of warehousing.			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 353m to St Chad’s CE (VC) Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 512m to Waterhayes Surgery, Crackley Bank			
Access to a bus stop?	Site is within 400m of a bus stop – 208m to Crackley Bank bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Longport Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Talke Road.			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the west and High Carr Business Park located to the east. Access into the site could be created from Talke Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the west and High Carr Business Park located to the east. Access into the site could be created from Talke Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its		

- The site is over 800m away from a secondary school.
- Approximately 40% of the site consists of grade 4 agricultural land.
- 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its eastern boundary.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- The site has a hill in the centre with a steep drop down to the south and east.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

eastern boundary. The site may be available although it is partly in active use as a farm and there are some potential tenancy issues which could be overcome. The site is considered to be achievable as it is broadly viable although 43% of the site is potentially contaminated land (medium contamination). The site does not have any existing durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed. Consideration would also need to be given to the pocket of Green Belt to the south of the site as this would need to be released from the Green Belt in-combination with the site.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration alongside the site to the south. This site would only be released in-combination with the pocket of Green Belt to the south (subject to it being suitable, available and achievable). Further investigation is required on this area to the south.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (subject to further investigation on the area of Green Belt to the south)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 (alongside the area to the south) could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the east, west and south. Whilst entailing small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However given that site is relatively enclosed by the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the east, west and south (assuming the area to the south is included) which limits the perception of encroachment.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>It is recommended that the pocket of Green Belt to the south of the site is released in-combination with the site in order to avoid islanded pockets of Green Belt remaining (subject to it being suitable, available and achievable). The combined release of these sites would not exacerbate any of the above impacts.</p> <p>Site CT1 is recommended for consideration alongside site CT4. Collectively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The site’s existing northern boundary consists of a field boundary and a private road. Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward if the area to the south is also included. It is recommended that the accompanying policy should state that the northern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern. Development would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the east, west and south (assuming the area to the south is included) 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.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to further investigation on the area of Green Belt to the south)

Green Belt Site Review Proforma – Site Ref: HD26

Site Reference	HD26				
Site Address	Land South of Shralebrook Road, Halmerend				
Ward	Audley				
Existing Use	Agriculture (farm buildings)				
Site Area (Ha)	1.79				
Site Capacity	46 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Bateswood Local Nature Reserve and Biodiversity Alert Site is located immediately adjacent to the south eastern boundary of the site and Hayes Wood and Dismantled Railway Site of Biological Importance is located immediately adjacent to the south western boundary of the site however development could avoid impacting these designations.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Part of the site includes farm buildings.	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – 20% of the site consists of grade 3 agricultural land and 80% consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 2% of the site is potentially contaminated land (medium contamination) due

					to a former brickworks to the east of the site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner although part of the site includes farm buildings.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although there is a very small area of potential contamination (medium contamination).</p>		
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Halmerend along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Cloggers Pool				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (Pub) (depending on proposed use) – pub and residential area to the north of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 991m to The Richard Heathcote Community Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 149m to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre- 1.6km to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Sir Thomas Boughey School bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 5.9km Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – there is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required.				
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is connected to the inset settlement of Halmerend along its northern boundary. There is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required. The site is within 400m of a bus stop and within 800m of a secondary school and an area of open space. The site is over 800m away from a primary school and a GP surgery. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is connected to the inset settlement of Halmerend along its northern boundary. The site is within 400m of a bus stop and within 800m of a secondary school and an area of open space. The site has some suitability issues as there is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required. Further information from the Council’s highways officer is required. In addition, approximately 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site and Bateswood Local Nature Reserve is located immediately adjacent to the south eastern boundary of</p>			

- Bateswood Local Nature Reserve is located immediately adjacent to the south eastern boundary of the site and Hayes Wood and Dismantled Railway Site of Biological Importance is located immediately adjacent to the south western boundary of the site however development could avoid impacting these designations.
- Approximately 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site.
- Approximately 20% of the site consists of grade 3 agricultural land and 80% consists of grade 4 agricultural land.
- Consultation with the coal authority is likely due to historic mining activities.
- The site has a significant slope down to the west.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

the site and Hayes Wood and Dismantled Railway Site of Biological Importance is located immediately adjacent to the south western boundary of the site however development could avoid impacting these designations. The site is considered to be available as it was promoted by the owner although part of the site includes farm buildings. The site is considered to be achievable as it is broadly viable and there is a very small area of medium contamination. The site's boundaries with the countryside are predominantly durable although the eastern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council's highways officer.

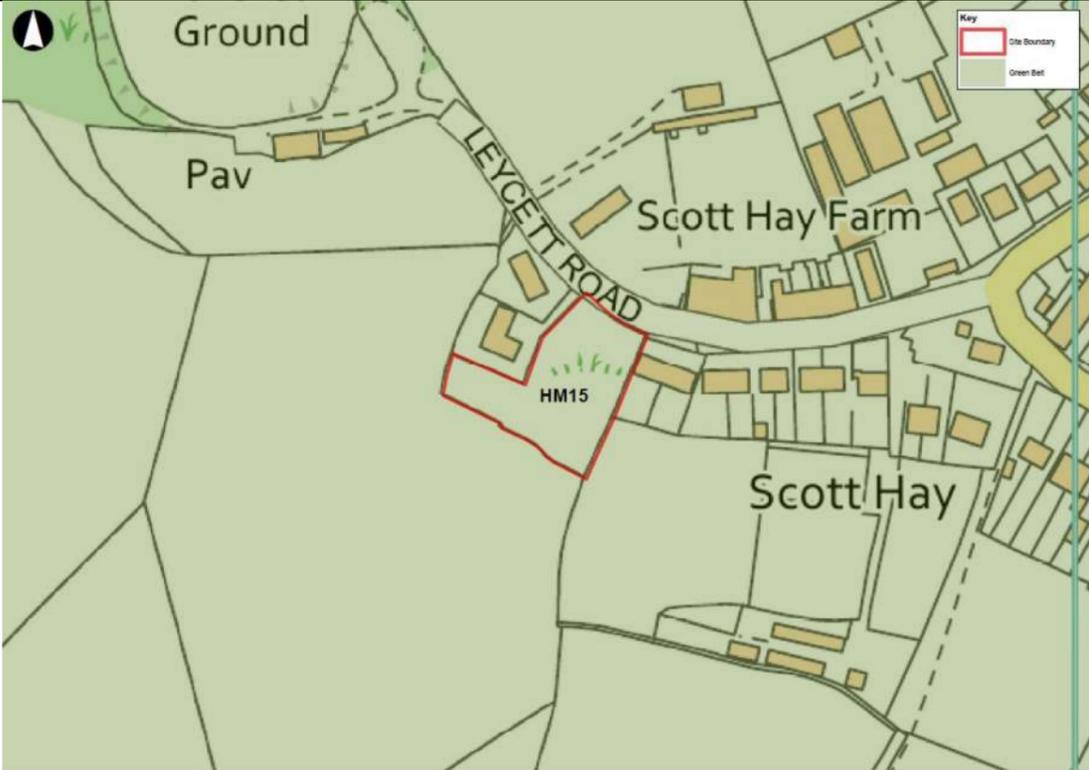
CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between Halmerend and Madeley Heath however given the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Halmerend.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no adjacent sites recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the dense woodland of Bateswood Nature Reserve to the south which represents a recognisable and permanent boundary. The site's existing eastern boundary consists of tree lining. If the site is taken forward it is recommended that the accompanying policy should state that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail a small incursion into undeveloped countryside relative to the size of Halmerend. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland of Bateswood Nature Reserve to the south and through strengthening the eastern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: HM15

Site Reference	HM15				
Site Address	Land south of Leycett Road, Scot Hay				
Ward	Silverdale				
Existing Use	Vacant				
Site Area (Ha)	0.26				
Site Capacity	8				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – Site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – The site is adjacent to the washed over village of Scot Hay. The nearest inset settlement is Alsagers Bank which is located approximately 880m to the north of the site whilst the Newcastle-under-Lyme urban area is located approximately 980m to the south east of the site.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 85m to Scot Hay Cricket Club.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area - The site is adjacent to residential development to the east and west forming part of the washed over village of Scot Hay.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.5km to The Richard Heathcote Community Primary School.		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.6km to Sir Thomas Boughey High School.		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.5km to Silverdale Village Surgery, Vale Pleasant.		
Access to a bus stop?	Site is within 400m of a bus stop – 151m to Crackley Lane bus stop.		
Access to a railway station?	Site is over 1.2km from a railway station – 4.9km to Longport Rail Station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access to the site could be created from Leycett Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is not connected to the urban area or an inset settlement and is adjacent to the washed over village of Scot Hay. The nearest inset settlement is Alsagers Bank which is located approximately 880m to the north of the site whilst the Newcastle-under-Lyme urban area is located approximately 980m to the south east of the site. Access can be created from Leycett Road which forms the northern boundary of the site. The topography of the site is undulating and generally slopes up from south to north. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is not connected to the urban area or an inset settlement and is adjacent to the washed over village of Scot Hay. The nearest inset settlement is Alsagers Bank which is located approximately 880m to the north of the site whilst the Newcastle-under-Lyme urban area is located approximately 980m to the south east of the site. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs.	

- There are no environmental designations or heritage assets within or adjacent to the site.
- The site consists of grade 4 agricultural land.
- The site is within 400m of a bus stop and within 800m of an area of open space.
- The site is over 800m away from a primary school, secondary school, and a GP surgery.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: HM26

Site Reference	HM26				
Site Address	Sand Quarry, Houghwall Road, Audley				
Ward	Audley				
Existing Use	Building merchants (Audley Builders Merchants) and serviced accommodation (Anew Young People Services) with areas of dense woodland				
Site Area (Ha)	1.64				
Site Capacity	42 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability	Achievability		
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, partly with a building merchants (Audley Builders Merchants) and serviced accommodation (Anew Young People Services)	3. Is there known demand for the form of provision approved/proposed?	/Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, 70% of the site is potentially contaminated land

				due to the Hougher Wall Historic Landfill Site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is in active use as a builder's merchants and serviced accommodation however it was promoted by the owner.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account the high levels of contamination.	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 70% of site is potentially contaminated land due to the Hougher Wall Historic Landfill Site.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 90m from the inset settlement of Audley and whilst it is in close proximity to Audley, it is not linked by an adjacent site.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Boyles Hall Estate			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – there is existing residential development in the Green Belt surrounding the site			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 788m to Ravensmead Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1km to Sir Thomas Boughy High School			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 383m to Audley Health Centre, Church Street			
Access to a bus stop?	Site is within 400m of a bus stop – 28m to Rye Hill Farm			
Access to a railway station?	Site is over 1.2km from a railway station – 4.7km to Alsager Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – from Hougher Wall Road.			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the inset settlement of Audley being approximately 90m away and whilst it is in close proximity to Audley and is surrounded by existing residential development in the Green Belt, it is not linked by an adjacent site. Existing access from Hougher Wall Road. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Audley being approximately 90m away and whilst it is in close proximity to Audley and is surrounded by existing residential development in the Green Belt, it is not linked by an adjacent site. The site is available although it is in active use as a builder's merchants and serviced accommodation, it was promoted by the owner. The site is considered to be achievable as it is broadly viable taking into account the high levels of contamination. The site has predominantly less durable boundaries with		

- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- The site consists of grade 3 agricultural land.
- The site slopes upward from the road to the east.
- There is dense woodland to the north and east of the site.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- Site is a mix of previously developed land and greenfield.
- Approximately 70% of site is potentially contaminated land due to the Hougher Wall Historic Landfill Site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

the countryside therefore a new durable Green Belt boundary would need to be created, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: HM29

Site Reference	HM29				
Site Address	Lord Nelson Farm, Wrinehill				
Ward	Madeley & Betley				
Existing Use	Open countryside with two residential properties in the north western corner.				
Site Area (Ha)	0.32				
Site Capacity	9 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Part of the site includes two residential properties. The remainder of the site is undeveloped.	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes, partly.	4. Have similar sites been successfully developed in the preceding years?	Unknown

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and the majority of the site is not in active use and could be developed now. There are two existing residential properties on the site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site adjoins an area of potential contamination – there is a small area of potential medium contamination in the south western corner of the site along Main Road linked to the adjacent Wrinehill Garage site. A remediation scheme on the adjacent site was approved in March 2024 to remediate this contamination (Ref: 19/00875/CN06).				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is adjacent to the washed over village of Wrinehill.				
Is there access to open space within 800m or 10mins walk? ²⁹	Site is within 800m of an area of open space / greenspace – 744m to Betley Mere SSSI.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – site is adjacent to the washed over village of Wrinehill.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.58km to Betley CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.74km to Madeley High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 475m to Dr N Patels Surgery, Main Road, Betley.				
Access to a bus stop?	Site is within 400m of a bus stop – 103m to Checkley Lane bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 8.94km to Crewe railway station.				

²⁹ All distances have been calculated 'as the crow flies'.

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – existing access into the site from Main Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the washed over village of Wrinehill and is not linked to an inset settlement. • There is existing access into the site from Main Road. • The site is within 400m of a bus stop and within 800m of an area of open space and GP surgery. • The site is over 800m away from a primary school and a secondary school. • The site consists of Grade 3 agricultural land. • The topography of the site is raised. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is adjacent to the washed over village of Wrinehill and is not linked to an inset settlement. The site is available as it was promoted by the owner and the majority of the site could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has an existing less durable boundary with the countryside to the north east and therefore a new durable Green Belt boundary would need to be created, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: KL6

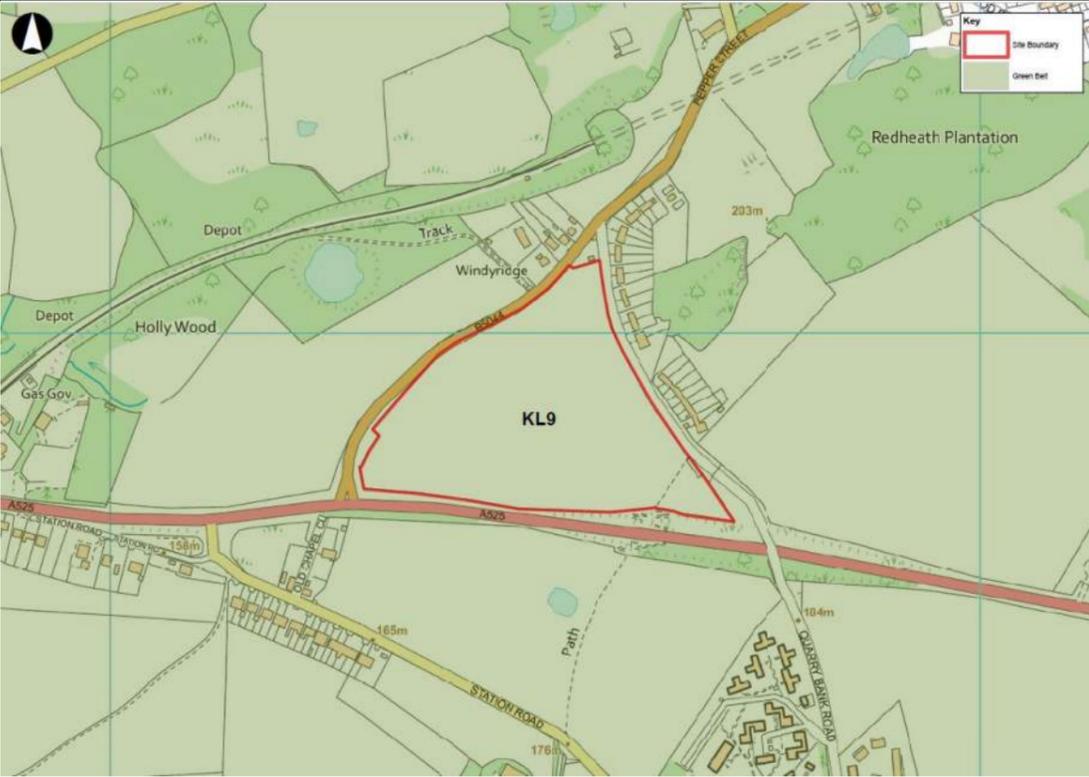
Site Reference	KL6				
Site Address	Land between A525, Station Road and Old Chaple Close, Keele				
Ward	Keele				
Existing Use	Open space				
Site Area (Ha)	0.41				
Site Capacity	8 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 870m away and it is approximately 1.1km away from the Keele University inset settlement. It is approximately 480m away from the washed over village of Keele.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to A525 roadside verge		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – the site is surrounded by ribbon development in the Green Belt.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 806m to St Johns CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.9km to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.2km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 31m to Old Chapel Close bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 6.5km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Old Chapel Close, A525 or Station Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is completely detached from the Newcastle-under-Lyme urban area being approximately 870m away and it is approximately 1.1km away from the Keele University inset settlement. It is approximately 480m away from the washed over village of Keele. Access can be created from Old Chapel Close, A525 or Station Road. The site is within 400m of a bus stop and within 800m of an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Newcastle-under-Lyme urban area being approximately 870m away. It is approximately 480m away from the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.	

- The site is over 800m away from a primary school, a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL9

Site Reference	KL9				
Site Address	Land between Quarry Bank Road and Pepper Street, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	6.87				
Site Capacity	110 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 6 TPOs located along the eastern boundary of the site on Quarry Bank Road however development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 440m away and it is approximately 760m away from the Keele University inset settlement. It is approximately 100m away from the washed over village of Keele.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to A525 Roadside Verge		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – there is existing residential development in the Green Belt to the north east.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 469m to St John’s CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.9km to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.8km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 87m to Quarry Bank bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 6km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Quarry Bank Road, Pepper Street or the A525.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is completely detached from the Newcastle-under-Lyme urban area being approximately 440m away and it is approximately 760m away from the Keele University inset settlement. It is approximately 100m away from the washed over village of Keele Access can be created from Quarry Bank Road, Pepper Street or the A525. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Newcastle-under-Lyme urban area being approximately 440m away. The site is approximately 100m away from the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.	

- The site is over 800m away from a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- There are 6 TPOs located along the eastern boundary of the site on Quarry Bank however development could avoid these.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- The site slopes upwards from south west to north east.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL12

Site Reference	KL12				
Site Address	Land north of Keele University, Keele				
Ward	Silverdale				
Existing Use	Site is entirely covered by mature trees and vegetation.				
Site Area (Ha)	1.32				
Site Capacity	56 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site adjoins an area of potential contamination – site adjoins an area of potentially contaminated land to the north east along Park Road.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.		
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – site is located 368m to the south of the Newcastle-under-Lyme urban area and 68m to the north of the Keele University inset settlement. The site is connected to the Newcastle-under-Lyme urban area by the adjacent site SP11 (or SP11A).		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Hall open space.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is in close proximity to Keele University inset settlement which includes residential and employment uses.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 658m to Silverdale Primary School.		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.17km to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 806m to Silverdale Village Surgery, Vale Pleasant.		
Access to a bus stop?	Site is within 400m of a bus stop – 237m to Barnes Hall bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 5.1km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from A525 Keele Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth.		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. Although the site is detached from the urban area or an inset settlement, it is located in very close proximity (approximately 68m) to the Keele University inset settlement and 368m to the Newcastle-under-Lyme urban area. The site could	

<p>Additional comments:</p> <ul style="list-style-type: none"> • The site is detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 68m) to the Keele University inset settlement. The site could be linked to the urban area by an adjacent site (SP11). • Access into the site could be created from A525 Keele Road. • The site is within 400m of a bus stop and within 800m of a primary school, and an area of open space. • The site is over 800m from a secondary school and a GP surgery. • The site consists of Grade 3 agricultural land. • The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. • The site is entirely covered by mature trees and vegetation. • The topography of the site slopes down towards the north. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>be linked to the urban area by the adjacent site SP11 (or SP11A). The site is within 400m of a bus stop and within 800m of a primary school, and an area of open space. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. Assuming the site is considered alongside the adjacent site SP11 (or SP11A), the site's existing boundary with the countryside is durable consisting of A525 Keele Road.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site SP11 (or SP11A).</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent a minor decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>The site does not directly adjoin an inset settlement or the urban area. It therefore should only be considered if the adjacent site SP11 (or SP11A) is being taken forward. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p> <p>There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>Assuming the site is taken forward with the adjacent site SP11 (or SP11A), the new Green Belt boundary would be defined by the A525 Keele Road to the south and partly by Redheath Plantation to the west which represent recognisable and permanent boundaries. The remainder of the western boundary consists of the limits of the golf course. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. The site does not directly adjoin an inset settlement or the urban area. It therefore should only be considered if the adjacent site SP11 (or SP11A) is being taken forward. Development of the site (alongside SP11 or SP11A) would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site (alongside SP11 or SP11A) from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south, Redheath Plantation to the west, and through strengthening the remainder of the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site SP11 or SP11A)

Green Belt Site Review Proforma – Site Ref: KL14

Site Reference	KL14				
Site Address	Land South-East of Keele University				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	26.25				
Site Capacity	68 dwellings (this is based on a site area of 3.4ha in order to exclude heritage and environmental constraints)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site however development could avoid any impacts on this.	2. Is there an extant planning consent on the site?	No however two planning applications currently pending on the site: Development of a solar photovoltaic farm and energy storage facility along with associated infrastructure (Ref: 18/00934/FUL) and Development of two wind turbines along with associated infrastructure (Ref: 18/00933/FUL)	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes, although there are two renewable energy planning applications currently pending on the site.	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner, it is not in active use however there are two planning applications currently pending on the site for a photovoltaic farm and wind turbines.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable and there are no known abnormal development costs.</p>	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to a small area of potentially contaminated land along its western boundary				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The majority of the site falls within Keele Hall Registered Park and Garden and Keele Hall Conservation Area is located adjacent to the western boundary of the site. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment – the site capacity has taken account of Keele Hall Registered Park and Garden and this has been excluded in calculating capacity.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the Keele University inset settlement				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Hall.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to a mixed use area (Keele University) which would be compatible with residential / employment use.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 913m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 853m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2km to Higherland Surgery, Orme Road				
Access to a bus stop?	Bus stop is between 400m-800m of site – 480m to Seabridge Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station 5.1km to Stoke-on-Trent rail station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land.				
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside.</p>			

Additional comments:

- The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside.
- The majority of the site falls within Keele Hall Registered Park and Garden, the site capacity has therefore been calculated to exclude this part of the site.
- Keele Hall Conservation Area is located adjacent to the western boundary of the site.
- Access into the site could be created although may require third party land.
- The site is within 800m of a bus stop and an area of open space.
- The site is over 800m away from a primary school, a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site.
- The site has electricity pylons running through the centre of it.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site has a number of suitability issues as the majority of the site falls within Keele Hall Registered Park and Garden and the site capacity has therefore been calculated to exclude this part of the site. Keele Hall Conservation Area is also located adjacent to the western boundary of the site. The site is over 800m away from a primary school, a secondary school and a GP surgery. Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site. The site is considered to be available as it is not in active use and it was promoted by the owner however there are two planning applications currently pending on the site for a photovoltaic farm and wind turbines. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however a new durable boundary would need to be created based on the developable area, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL14 (re-evaluated)

Site Reference	KL14				
Site Address	Land South-East of Keele University				
Ward	Keele				
Existing Use	Part of the site is occupied by a solar farm and wind turbines (known as The Low Carbon Energy Generation Project). The rest of the site is open countryside with areas of woodland.				
Site Area (Ha)	26.25				
Site Capacity	56 dwellings. Promoted for other uses including employment, education, health, and renewable energy.				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site however development could avoid any impacts on this.	2. Is there an extant planning consent on the site?	Planning permission was granted for a solar photovoltaic farm and energy storage facility along with associated infrastructure (Ref: 18/00934/FUL) and development of two wind turbines along with associated infrastructure (Ref: 18/00933/FUL). Subsequent planning permissions relate to the solar farm and wind turbines. Planning permissions have been implemented.	2. Is there active developer interest in the site?	Unknown

Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes – part of the site consists of a solar farm and wind turbines (The Low Carbon Energy Generation Project).	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes – part of the site is available for development	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Part of the site is in active use as the Low Carbon Energy Generation Project consisting of a solar farm and wind turbines however the remainder of the site is available and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to a small area of potentially contaminated land along its western boundary				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The majority of the site falls within Keele Hall Registered Park and Garden and Keele Hall Conservation Area is located adjacent to the western boundary of the site. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the Keele University inset settlement				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Hall.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to a mixed use area (Keele University) which would be compatible with residential / employment use.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 913m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 853m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2km to Higherland Surgery, Orme Road				
Access to a bus stop?	Bus stop is between 400m-800m of site – 480m to Seabridge Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station 5.1km to Stoke-on-Trent rail station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – an access road into the site has been created as part of the existing solar farm development on the site.				

Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)

Majority amber or red - Site may suitable although mitigation may be required.

Additional comments:

- Part of the site is occupied by a solar farm and wind turbines (known as The Low Carbon Energy Generation Project). The rest of the site is open countryside with areas of woodland.
- The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside.
- The majority of the site falls within Keele Hall Registered Park and Garden.
- Keele Hall Conservation Area is located adjacent to the western boundary of the site.
- There is an existing access into the site which has been created as part of the existing solar farm development on the site.
- The site is within 800m of a bus stop and an area of open space.
- The site is over 800m away from a primary school, a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site.
- The site has electricity pylons running through the centre of it.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a weak contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside. The site has a number of suitability issues as the majority of the site falls within Keele Hall Registered Park and Garden and Keele Hall Conservation Area is also located adjacent to the western boundary of the site. The site is over 800m away from a primary school, a secondary school and a GP surgery. Given the surrounding uses, the site may be more suitable for employment use. The Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site. The site is considered to be partially available as although part of the site is in active use as the Low Carbon Energy Generation Project consisting of a solar farm and wind turbines, the remainder of the site is available and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however a new durable boundary would need to be created based on the developable area if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL15

Site Reference	KL15				
Site Address	Land South of A525 between Keele University and Newcastle				
Ward	Keele				
Existing Use	Vacant				
Site Area (Ha)	17.41				
Site Capacity	278 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site. Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site. Development could avoid any impacts on these designations.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – majority of site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – the site is physically detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle Golf course		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established employment area (depending on proposed use) or Site is within or adjacent to a mixed-use area which would be compatible with residential / employment use – site is surrounded by woodland with Keele University being located in close proximity to the west.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 703m to Westlands Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 562m to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 358m to Gallowstree Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – University Drive does not extend into the site and third party land may be required to connect the site to University Drive.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site. Third party land may be required to connect the site to University Drive. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The site is over 800m away from a GP surgery. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. Although the site is detached from any settlement, it is located in very close proximity (approximately 20m) to the Keele University inset settlement and 240m to the Newcastle-under-Lyme urban area. Third party land may be required to connect the site to University Drive. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to Butts and Hands Wood ancient woodland being located immediately adjacent to the eastern boundary of the site, Rosemary Wood Site of Biological Importance being located immediately adjacent to the north eastern boundary of the site, and Barker’s Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoining the eastern, southern	

- The site consists of grade 3 agricultural land.
- The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site and Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site.
- The site has electricity pylons running through the centre of it.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

and western boundary of the site. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are predominately durable however the south western boundary would need to be strengthened in order to create a new durable Green Belt boundary, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB18 and TB19 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are six sites recommended for further consideration which are all in close proximity to each other: SP11, SP14, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site TB18. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by a number of woodlands consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east, and Barker's Wood to the west which all represent recognisable and permanent boundaries. The site's existing south western boundary consists of a drainage ditch and field boundary. If the site is taken forward it is recommended that the accompanying policy states that the south western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail an incursion into undeveloped countryside. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east, Barker's Wood to the west, and through strengthening the south western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TB18)

Green Belt Site Review Proforma – Site Ref: KL15 (re-evaluated)

Site Reference	KL15				
Site Address	Land South of A525 between Keele University and Newcastle				
Ward	Keele				
Existing Use	Vacant				
Site Area (Ha)	18.05				
Site Capacity	260 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site. Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site. Development could avoid any impacts on these designations.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – majority of site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – the site is physically detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site (site TB18).				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle-under-Lyme Golf Club				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established employment area – site is surrounded by woodland with Keele University being located in close proximity to the west.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 703m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 562m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 358m to Gallowstree Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – Barkers Wood Road extends close to the site however third party land may be required to connect the site to this road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site (site TB18). 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. Although the site is detached from any settlement, it is located in very close proximity (approximately 20m) to the Keele University inset settlement and 240m to the Newcastle-under-Lyme urban area. Third party land may be required to connect the site to Barkers Wood Road. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to Butts and Hands Wood ancient woodland being located immediately adjacent to the eastern boundary of the site,			

- Third party land may be required to connect the site to Barkers Wood Road.
- The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space.
- The site is over 800m away from a GP surgery.
- The site consists of grade 3 agricultural land.
- The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site and Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site.
- The site has electricity pylons running through the centre of it.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Rosemary Wood Site of Biological Importance being located immediately adjacent to the north eastern boundary of the site, and Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoining the eastern, southern and western boundary of the site. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are predominately durable however the south western boundary would need to be strengthened in order to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site TB18 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site TB18. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by a number of woodlands consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east, and Barker's Wood to the west which all represent recognisable and permanent boundaries. The site's existing south western boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the south western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail an incursion into undeveloped countryside. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east, Barker's Wood to the west, and through strengthening the south western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TB18)

Green Belt Site Review Proforma – Site Ref: KL20

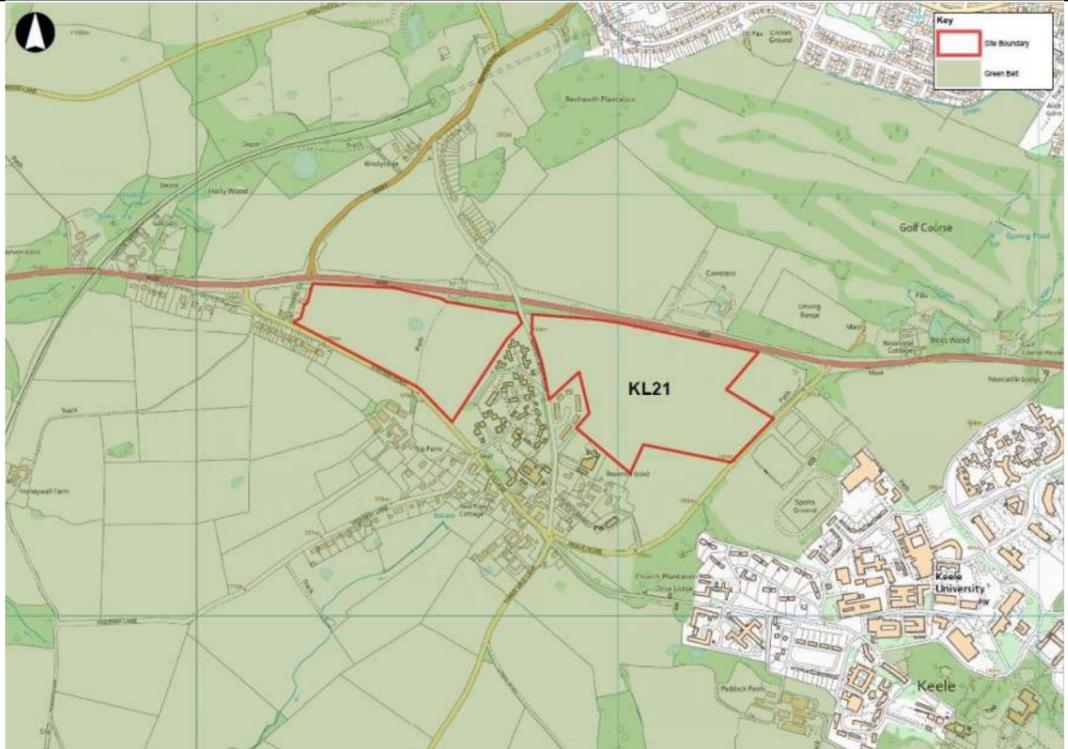
Site Reference	KL20				
Site Address	Land South of Pepper Street, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	4.12				
Site Capacity	33 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – the site is adjacent to Redheath Plantation Biodiversity Alert Site along the site's south eastern boundary however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is completely detached from the Newcastle-under-Lyme urban area. Although the urban area is located approximately 94m away, it is not linked by an adjacent site.				
Is there access to open space within 800m or 10mins walk? ³⁰	Site is within 800m of an area of open space / greenspace – 0m to Redheath Plantation.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – there are existing residential properties in the Green Belt along Pepper Street / Quarry Bank to the south west of the site and the Newcastle-under-Lyme urban area is located in close proximity to the north east of the site.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 364m to St Luke's CE (VC) Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 3.4km to Madeley High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Silverdale Village Surgery, Vale Pleasant.				
Access to a bus stop?	Bus stop is between 400m-800m of site – 553m to Old Chapel close bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 5.61km to Longport rail station.				

³⁰ All distances have been calculated 'as the crow flies'.

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – access could be created from B5044 Pepper Street.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is completely detached from the Newcastle-under-Lyme urban area. Although the urban area is located in close proximity to the site (being approximately 94m away), it is not linked by an adjacent site. • Access can be created from B5044 Pepper Street. • The site is within 800m of a bus stop, a primary school and an area of open space. • The site is over 800m away from a secondary school and a GP surgery. • The site consists of Grade 3 agricultural land. • There are no heritage assets within or immediately adjacent to the site. • The site is adjacent to Redheath Plantation Biodiversity Alert Site along the site’s south eastern boundary however development could avoid this. • The site slopes steeply uphill towards the south east. • Consultation with the Coal Authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Newcastle-under-Lyme urban area. Although the urban area is located in close proximity to the site being approximately 94m away, it is not linked by an adjacent site. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable boundaries with the countryside to the north east, south west and south and therefore a new durable Green Belt boundary would need to be created, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: KL21

Site Reference	KL21				
Site Address	Land South of A525 and either side of Quarry Bank Rd, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	22.12				
Site Capacity	354 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns. There is 1 TPO located within the site and development could avoid this.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site. Further information is required in order to establish the potential for harm to the setting of the conservation area as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Road Sports Ground		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – the site is adjacent to residential development forming part of the washed over village of Keele to the south.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 45m to St John’s CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.2km to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.4km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 3m to Old Chapel Close bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 5.7km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Quarry Bank Road, A525, Keele Road or Station Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Keele University inset settlement which is approximately 200m away and from the Newcastle-under-Lyme urban area which is approximately 610m away. The site is adjacent to the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the open countryside.	

- Access can be created from Quarry Bank Road, A525, Keele Road or Station Road.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site.
- The site consists of grade 3 agricultural land.
- There are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns.
- The western half slopes upwards from north west to south east and the eastern half slopes down from the north west into the centre and then up to the south east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL21A

Site Reference	KL21A				
Site Address	Land South of A525 and either side of Quarry Bank Rd, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	22.18				
Site Capacity	355 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns. There is one TPO located within the site and development could avoid this.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site. Further information is required in order to establish the potential for harm to the setting of the conservation area as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Road Sports Ground		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – the site is adjacent to residential development forming part of the washed over village of Keele to the south.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 45m to St John’s CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.2km to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.4km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 3m to Old Chapel Close bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 5.7km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Quarry Bank Road, A525, Keele Road or Station Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele. Access can be created from Quarry Bank Road, A525, Keele Road or Station Road. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Keele University inset settlement which is approximately 200m away and from the Newcastle-under-Lyme urban area which is approximately 610m away. The site is adjacent to the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the open countryside. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.	

- The site is over 800m away from a secondary school and a GP surgery.
- Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site.
- The site consists of grade 3 agricultural land.
- There are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns.
- The western half slopes upwards from north west to south east and the eastern half slopes down from the north west into the centre and then up to the south east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KL33

Site Reference	KL33				
Site Address	Land West of Keele Road, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	1.66				
Site Capacity	54				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - Site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owners and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Keele Conservation Area is located adjacent to the western boundary of the site. Further information is required in order to establish the potential for harm to the setting of the conservation area as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment. Keele Hall Registered Park and Garden is located adjacent to the southern and eastern boundary of the site (on the other side of Keele Road).		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – The site is located between the washed over village of Keele and the Keele University inset settlement however it does not directly adjoin either one. The site is approximately 60m to the west of the Keele University inset settlement whilst the Newcastle-under-Lyme urban area is approximately 970m to the north of the site.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 161m to Keele Road Sports Ground		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – The site is adjacent to residential development forming part of the washed over village of Keele to the west.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 400m to St John’s CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.5km to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.4km to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 250m to Sneyd Arms public house bus stop.		
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Stoke-on-Trent railway station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access can be created from Keele Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is located between the washed over village of Keele and the Keele University inset settlement however it does not directly adjoin either one. The site is approximately 60m to the west of the Keele University inset settlement whilst the Newcastle-under-Lyme urban area is approximately 970m to the north of the site. Access can be created from Keele Road which forms to the eastern and southern boundary of the site. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is located between the washed over village of Keele and the Keele University inset settlement however it does not directly adjoin either one. The site is approximately 60m to the west of the Keele University inset settlement whilst the Newcastle-under-Lyme urban area is approximately 970m to the north of the site. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.	

- The topography of the site is undulating and generally slopes up from north-east to south-west.
- There are no environmental designations within or adjacent to the site.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- Keele Conservation Area is located adjacent to the western boundary of the site.
- The site consists of grade 3 agricultural land.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KS1

Site Reference	KS1				
Site Address	Land West of Cheviot Close, Knutton				
Ward	Knutton				
Existing Use	Open space / agriculture				
Site Area (Ha)	5.56				
Site Capacity	220 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site and development would have a significant impact on them – the Lyndale Business Park (south of) Site of Biological Importance is located within the site occupying approximately 68% of the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site has Grade 4 agricultural land only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, there is a very small area of potentially contaminated land along the western edge due to the adjacent historic landfill site (approx. 3%) and

				the northern edge of the site falls within Flood Zone 2 and 3.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>There are potential abnormal development costs due to a small area of potentially contaminated land and the northern edge of the site being within Flood Zone 2 and 3 however the site is broadly viable.</p>	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 3% of site is potentially contaminated land consisting of Whitebarn Farm historic landfill site located along the western edge of the site.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 - the northern edge of the site falls within Flood Zones 2 and 3.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Ore Close Open Space.			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the east and in close proximity to a business park to the north.			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 545m to Knutton St Mary’s CE (VC) Primary School.			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 532m to Emotions Clinic, 1 Lawson Terrace, High Street, Knutton.			
Access to a bus stop?	Site is within 400m of a bus stop – 97m to Cleveland Road bus stop.			
Access to a railway station?	Site is over 1.2km from a railway station – 3.1km to Longport Rail Station.			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Cheviot Close and Cotswold Avenue.			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area and is adjacent to existing residential development to the east. The Lymedale Business Park (south of) Site of Biological Importance is located within the site occupying approximately 68% of the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site is adjacent to the Newcastle-under-Lyme urban area being adjacent to existing residential development to the east. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. Access could be created from Cheviot Close and Cotswold Avenue. The site does have some suitability issues as approximately 68% of the site consists of Lymedale Business Park Site of Biological Importance. The northern edge of the site falls within Flood Zone 2 and 3. The site is adjacent to a historic landfill</p>		

- Access could be created from Cheviot Close and Cotswold Avenue
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- 3% of the site is potentially contaminated land consisting of Whitebarn Farm historic landfill site located along the western edge of the site.
- The northern edge of the site falls within Flood Zones 2 and 3.
- The site has an undulating topography.
- Consultation with the coal authority is likely due to historic mining activities.
- An overhead power line crosses the site but only along the eastern edge.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

site to the west (Whitebarn Farm historic landfill site) and 3% of the site is potentially contaminated land as a result of this. An overhead power line crosses the site along the eastern edge. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as although there are potential abnormal development costs due to a small area of potentially contaminated land and the northern edge of the site being within Flood Zone 2 and 3, the site is broadly viable. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: LW5

Site Reference	LW5				
Site Address	Land adjacent to Coneygreave Lane, Baldwin's Gate				
Ward	Maer and Whitmore				
Existing Use	Agriculture / Woodland				
Site Area (Ha)	3.53				
Site Capacity	57 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	No, the site falls within the HS2 Phase 2a safeguarding area and development would conflict with this.	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use however the site falls within the HS2 Phase 2a safeguarding area and development would conflict with this.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable, there is demand and no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 7m to Whitmore Playing Field.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 346m to Baldwins Gate CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is over 4.8km from a secondary school – 5km to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 381m to Baldwins Gate Surgery, 1 The Poplars, Newcastle Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 8m to Common Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 8.6km to Wedgwood Rail Station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from the A53 or Coneygreave Lane.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Baldwin’s Gate being surrounded by existing residential development to the west and south. The majority of the site falls within the HS2 Phase 2a Safeguarding Area (Surface) as it is proposed to be used for grassland habitat creation and ecological mitigation ponds. Although the scheme has not yet received Royal Assent, HS2’s guidance recommends that local planning authorities consider any conflicts with Safeguarding Directions when preparing Local Plans. Access could be created from the A53 or Coneygreave Lane. The site slopes upwards from south to north. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Baldwin’s Gate being surrounded by existing residential development to the west and south. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space however the site is over 4.8km away from a secondary school. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed. Although the site is technically available, the majority of the site falls within the HS2 Phase 2a Safeguarding Area as it is proposed to be used for grassland habitat creation and ecological mitigation ponds. Development would	

- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 4.8km away from a secondary school.
- The site consists of grade 3 agricultural land.
- There are no environmental designations or heritage assets within or adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

therefore conflict with the HS2 Safeguarding Direction and therefore it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: LW5 (re-evaluated)

Site Reference	LW5				
Site Address	Land adjacent to Coneygreave Lane, Baldwin's Gate				
Ward	Maer and Whitmore				
Existing Use	Agriculture / Woodland				
Site Area (Ha)	3.53				
Site Capacity	57 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. It is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable, there is demand and no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 7m to Whitmore Playing Field.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 346m to Baldwins Gate CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is over 4.8km from a secondary school – 5km to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 381m to Baldwins Gate Surgery, 1 The Poplars, Newcastle Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 8m to Common Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 8.6km to Wedgwood Rail Station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from the A53 or Coneygreave Lane.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Baldwin’s Gate being surrounded by existing residential development to the west and south. Access could be created from the A53 or Coneygreave Lane. The site slopes upwards from south to north. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 4.8km away from a secondary school. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Baldwin’s Gate being surrounded by existing residential development to the west and south. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space however the site is over 4.8km away from a secondary school. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed. Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.	

- There are no environmental designations or heritage assets within or adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.
- The site was previously within the HS2 Phase 2a Safeguarding Area and potential development would therefore have conflicted with the HS2 Safeguarding Direction. The HS2 Phase 2a Safeguarding Direction was removed by the Government in January 2024 and this constraint no longer applies.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme. Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns. Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Baldwin’s Gate. Purpose 4 - The site is not adjacent to a historic town.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no adjacent sites around Baldwin’s Gate.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the A53 to the north which represents a recognisable and permanent boundary. The site’s existing eastern boundary consists of a private driveway and field boundary. If the site is taken forward it is recommended that the accompanying policy states that the eastern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl; it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail a small incursion into undeveloped countryside relative to the size of Baldwin’s Gate. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A53 to the north and through strengthening the existing eastern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD2

Site Reference	MD2				
Site Address	Land at Elmside Garden Centre, Main Road				
Ward	Madeley and Betley				
Existing Use	Garden Centre				
Site Area (Ha)	1.36				
Site Capacity	35 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – 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 and adjoining the southern boundary of the site however development could avoid any impacts on these.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are four TPOs located along the northern boundary of the site (Main Road) and development could avoid these.	3. Is the site in active use?	Yes, as a garden centre	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner however it is in active use as a garden centre.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – approximately 720m away from the inset settlement of Madeley.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Bryn Wood		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is surrounded by open countryside.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.2km to The Meadows Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school - 1.3km to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.5km to Moss Lane surgery, Madeley		
Access to a bus stop?	Bus stop is between 400m-800m of site – 514m to Bowsey Wood Road bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 8.8km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access from Heighley Castle Way		

Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)

Majority red and amber however showstopper present due to the site being completely detached from an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.

Additional comments:

- 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 existing access into the site from Heighley Castle Way.
- The site is within 800m of a bus stop and an area of open space.
- The site is over 800m away from a primary school, a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- 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 and adjoining the southern boundary of the site however development could avoid any impacts on these.
- There are four TPOs located along the northern boundary of the site (Main Road).
- The site has a gentle slope down towards the north.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a weak contribution to Green Belt purposes. 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 and adjoining the southern boundary of the site and there are four TPOs located along the northern boundary of the site (Main Road). The site is available as it was promoted by the owner however it is in active use as a garden centre. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: MD12

Site Reference	MD12				
Site Address	Land Area 2 at Marley Eternit Tiles, Madeley Heath				
Ward	Madeley and Betley				
Existing Use	Agriculture				
Site Area (Ha)	18.39				
Site Capacity	441 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 3 TPOs located along the northern boundary of the site (Newcastle Road) and there are 3 TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is previously developed land.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 5% of site is within Flood Zone 2 and 3

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 5% of the site is within Flood Zone 2 and 3.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its eastern boundary.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 5% of site within Flood Zone 2 and 3		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Madeley Heath to the north and east.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 84m to Heath Row open space (Talk Park)		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns – timber merchant (Chantler Firewood) to the east of site and M6 motorway forms the western boundary, although residential area to the north.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 26m to The Meadows Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 907m to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Moss Lane Surgery, Madeley		
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Meadows School bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 7.9km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be from Newcastle Road or Ridge Hill Drive.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are 3 TPOs located along the northern boundary of the site (Newcastle Road) and there are 3 TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. The site is previously developed land. 5% of the site is with in Flood Zone 2 and 3 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. The site is previously developed land. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are some suitability issues with the site as 5% of the site is within Flood Zone 2 and 3, there are potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north. There are 3 TPOs located along the northern boundary of the site (Newcastle Road) and there are 3 TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable however 5% of the site is within Flood Zone 2 and 3. The site	

- Potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north.
- The site consists of grade 3 agricultural land.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- The site slopes down gently towards the south west.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

has some existing durable boundaries with the countryside however the western boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 significantly reduce the gap between Madeley Heath and Madeley however it would not result in the merging of the neighbouring towns. The M6 retains an element of separation.</p> <p>Purpose 3 – Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath. Although the eastern part of the site is relatively enclosed by the settlement which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley Heath: MD12 and MD37. Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Madeley Heath however this is predominately due to the size of site MD12).</p> <p>The sites recommended for further consideration around Madeley (MD24 and MD34) do not have any cumulative impact upon the Green Belt around Madeley Heath.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the M6 to the west and the A525 to the north which represent recognisable and permanent boundaries. The site’s existing southern boundary is formed by a dismantled railway and a field boundary whilst part of the western boundary is formed by the edge of residential development. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not impact upon the setting or character of a historic town. Development would not result in neighbouring towns merging however it would significantly reduce the gap between Madeley Heath and Madeley. Development would represent a significant encroachment into the countryside as it would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.</p>

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: MD12A

Site Reference	MD12A				
Site Address	Land Area 2 at Marley Eternit Tiles, Madeley Heath				
Ward	Madeley and Betley				
Existing Use	Agriculture				
Site Area (Ha)	16.74				
Site Capacity	332 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are three TPOs located along the northern boundary of the site (Newcastle Road) and there are three TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 5% of site is within Flood Zone 2 and 3

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 5% of the site is within Flood Zone 2 and 3.
Is there any known contamination on site?	Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its eastern boundary.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 5% of site within Flood Zone 2 and 3		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Madeley Heath to the north and east.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 84m to Heath Row open space (Talk Park)		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns – timber merchant (Chantler Firewood) to the east of site and M6 motorway forms the western boundary, although residential area to the north.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 26m to The Meadows Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 907m to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Moss Lane Surgery, Madeley		
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Meadows School bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 7.9km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be from Newcastle Road or Ridge Hill Drive.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are three TPOs located along the northern boundary of the site (Newcastle Road) and there are three TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. 5% of the site is with in Flood Zone 2 and 3 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are some suitability issues with the site as 5% of the site is within Flood Zone 2 and 3, there are potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north. There are three TPOs located along the northern boundary of the site (Newcastle Road) and there are three TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable however 5% of the site is within Flood Zone 2 and 3. The site has some existing durable boundaries	

- Potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north.
- The site consists of grade 3 agricultural land.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- The site slopes down gently towards the south west.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

with the countryside however the southern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 significantly reduce the gap between Madeley Heath and Madeley however it would not result in the merging of the neighbouring towns. The M6 retains an element of separation.</p> <p>Purpose 3 – Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath. Although the eastern part of the site is relatively enclosed by the settlement which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley Heath: MD12 and MD37. Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Madeley Heath however this is predominately due to the size of site MD12).</p> <p>The sites recommended for further consideration around Madeley (MD24 and MD34) do not have any cumulative impact upon the Green Belt around Madeley Heath.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the M6 to the west and the A525 to the north which represent recognisable and permanent boundaries. The site’s existing southern boundary is formed by a dismantled railway and the edge of existing development, whilst part of the western boundary is formed by the edge of residential development. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not impact upon the setting or character of a historic town. Development would not result in neighbouring towns merging however it would significantly reduce the gap between Madeley Heath and Madeley. Development would represent a significant encroachment into the countryside as it would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.</p>

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: MD18

Site Reference	MD18				
Site Address	Land West of Furnace Lane, Madeley				
Ward	Madeley & Betley				
Existing Use	Agriculture				
Site Area (Ha)	4.32				
Site Capacity	87 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	
Is there any known contamination on site?	Site is not thought to be contaminated.	Site was promoted by owner and is not in active use and could be developed now.		The site is considered to be broadly viable and there are no known abnormal development costs.	
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Madeley along the site's southern boundary adjacent to the sewage works. The south eastern boundary of the site is in very close proximity to the settlement although it is separated by a property in the Green Belt.				
Is there access to open space within 800m or 10mins walk? ³¹	Site is within 800m of an area of open space / greenspace – 112m to Arbour Close playing field.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns – the site is adjacent to a sewage works to the south which may raise potential amenity concerns however it is acknowledged that there are already existing residential properties to the east and south west of the sewage works and therefore mitigation may be possible.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 807m to Sir John Offley CE (VC) Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 400m to Madeley High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 390m to Moss Lane Surgery.				
Access to a bus stop?	Site is within 400m of a bus stop – 289m to Newcastle Road bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 9.53km to Longport rail station.				

³¹ All distances have been calculated 'as the crow flies'.

Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – access into the site is from Furnace Lane which is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated.		
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<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Madeley along the site’s southern boundary adjacent to the sewage works. The south eastern boundary of the site is in very close proximity to the settlement although it is separated by a property in the Green Belt. The site is adjacent to a sewage works to the south which may raise potential amenity concerns however it is acknowledged that there are already existing residential properties to the east and south west of the sewage works and therefore mitigation may be possible. Access into the site is from Furnace Lane which is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site consists of Grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site is over 800m away from a primary school. The topography of the site slopes slightly towards the north. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Madeley along the site’s southern boundary adjacent to the sewage works. The south eastern boundary of the site is in very close proximity to the settlement although it is separated by a property in the Green Belt. The site does have some suitability issues as the site is adjacent to a sewage works to the south which may raise potential amenity concerns therefore further information from the Council’s environmental health officer is required. In addition, access could be created from Furnace Lane however this is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated therefore further information from the Council’s highways officer is required. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however the western and southern boundaries would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council’s highways officer and environmental health officer.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)	
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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Madeley and Betley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town and the southern section of the site falls within 250m of the Conservation Area however the site is separated from the Conservation Area by residential properties along Furnace Lane as well as the River Lea therefore views into and out of the Conservation Area are restricted. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are four sites recommended for further consideration around Madeley: MD18, MD19, MD24 and MD34. Collectively the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a larger incursion into undeveloped countryside.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore if the site is taken forward it should be extended slightly to the south east to join the settlement.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Furnace Lane to the north and north east which represents a recognisable and permanent boundary. The site’s existing southern boundary consists of tree line and the limits of the adjacent sewage works. The western boundary consists of the curtilage of a property. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Madeley. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site from the Green Belt will not harm the

overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Furnace Lane to the north and north east and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD19

Site Reference	MD19				
Site Address	Land East of Furnace Lane, Madeley				
Ward	Madeley & Betley				
Existing Use	Agriculture				
Site Area (Ha)	1.55				
Site Capacity	40 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there is a TPO located along the northern boundary of the site however this could be avoided.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	
Is there any known contamination on site?	Site adjoins an area of potential contamination – the site adjoins an area of medium contamination (sludge beds) at its north western corner along Furnace Lane.	Site was promoted by owner and is not in active use and could be developed now.		The site is considered to be broadly viable and there are no known abnormal development costs.	
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Madeley along the site's south eastern and north eastern boundaries.				
Is there access to open space within 800m or 10mins walk? ³²	Site is within 800m of an area of open space / greenspace – 0m to Arbour Close playing field.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – the site is adjacent to an established residential area although it is in close proximity (approximately 75m away) to a sewage works to the south west which may raise potential amenity concerns however it is acknowledged that there are already existing residential properties to the east and south west of the sewage works and therefore mitigation may be possible.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 805m to Sir John Offley CE (VC) Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 323m to Madeley High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 417m to Moss Lane Surgery.				
Access to a bus stop?	Site is within 400m of a bus stop – 181m to Newcastle Road bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 9.36km to Longport rail station.				

³² All distances have been calculated 'as the crow flies'.

Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – access into the site from Arbour Close would impact upon an area of open space. The alternative access point would be from Furnace Lane however this is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated.		
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<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Madeley along the site’s south eastern and north eastern boundaries and it is within an established residential area. The site is in close proximity (approximately 75m away) to a sewage works to the south west which may raise potential amenity concerns however it is acknowledged that there are already existing residential properties to the east and south west of the sewage works and therefore mitigation may be possible. Access into the site from Arbour Close would impact upon an area of open space. The alternative access point would be from Furnace Lane however this is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site consists of Grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site is over 800m away from a primary school. The topography of the site is relatively flat. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Madeley along the site’s south eastern and north eastern boundaries and it is within an established residential area. The site does have some suitability issues as the site is in close proximity (approximately 75m away) to a sewage works to the south west which may raise potential amenity concerns therefore further information from the Council’s environmental health officer is required. Access into the site from Arbour Close would impact upon an area of open space. The alternative access point would be from Furnace Lane however this is a single lane road with no footpaths or street lighting. Furnace Lane is extremely narrow at the Newcastle Road junction and it is unclear if this could be mitigated therefore further information from the Council’s highways officer is required. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has an existing durable boundary with the countryside to the south west however the north western boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council’s highways officer and environmental health officer.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Madeley and Betley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town and the southern section of the site falls within 250m of the Conservation Area however the site is separated from the Conservation Area by residential properties along Furnace Lane as well as the River Lea therefore views into and out of the Conservation Area are restricted. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are four sites recommended for further consideration around Madeley: MD18, MD19, MD24 and MD34. Collectively the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a larger incursion into undeveloped countryside.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Furnace Lane to the south west which represents a recognisable and permanent boundary. The site’s existing north western boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Madeley. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site from the Green Belt will not harm the

overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Furnace Lane to the south west and through strengthening the other existing boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD24

Site Reference	MD24				
Site Address	Land off Station Road, Madeley				
Ward	Madeley and Betley				
Existing Use	Agriculture				
Site Area (Ha)	14.68				
Site Capacity	352				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes (agricultural)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	17% of the site is located within Flood Zone 2 and 3 predominately along its

					western boundary and the south western corner.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although part of the site is within Flood Zone 2 and 3.</p>		
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its southern boundary with a small area of potentially contaminated land at its north western corner.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 17% of site within Flood Zone 2 and 3 predominantly along its western boundary and at its south western corner.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Madeley Conservation Area is located to the north with part of the site falling within the Conservation Area boundary. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area/ inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 28m to Church of All Saints greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the northwest and north. The West Coast Mainline forms the western boundary of the site albeit there is existing residential development adjacent to it.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 144m to Sir John Offley CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 565m to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 631m to Moss Lane Surgery, Madeley				
Access to a bus stop?	Site is within 400m of a bus stop – 209m to John Offley Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 9.5km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access could be created from Castle Lane/Vicarage Lane and Netherset Hey Lane.				
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green – Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Madeley with existing residential development located to the north and north west. The West Coast Mainline forms the western boundary of the site albeit there is existing residential development adjacent to it. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Madeley being surrounded by existing residential development to the north and north west. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The suitability issues relate to 17% of the site (predominantly along the western boundary and the south western corner) being located within Flood Zone 2 and 3, part of the site being in use for open space and possible access constraints due to the lack of potential for widening Vicarage Lane. In addition, Madeley Conservation Area is located to the north of the site with part of the site being</p>			

- The southern edge of the site falls within the HS2 Phase 2a Safeguarding Area (Surface) as it is land potentially required during construction. Although the scheme has not yet received Royal Assent, HS2's guidance recommends that local planning authorities consider any conflicts with Safeguarding Directions when preparing Local Plans.
- The site is flat.
- Access could be created from Castle Lane/Vicarage Lane and Nethersey Hey Lane.
- The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space.
- The site consists of grade 3 agricultural land.
- 17% of site within Flood Zone 2 and 3 predominantly along its western boundary and the south western corner.
- Madeley Conservation Area is located to the north of the site with part of the site falling within the Conservation Area boundary.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

within the Conservation Area boundary. Any development would therefore need to avoid the flood risk constraints and be sensitive to the Conservation Area. The site is considered to be available as it was promoted by the owner. The majority of the site is in agricultural use. The site is considered to be achievable as it is broadly viable. The site's existing boundaries with the countryside are predominately durable however the southern boundary would need to be strengthened in order to create a new durable Green Belt boundary, if the site were to be developed.

The southern edge of the site falls within the HS2 Phase 2a Safeguarding Area as it is land potentially required during construction. The majority of the site is unaffected and the developable area should consider the implications from HS2 as development should not conflict with the HS2 Safeguarding Direction.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 have no impact on preventing neighbouring towns from merging as there are no other defined neighbouring towns nearby.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town and the northern section of the site falls within Madeley Conservation Area. The important views out of the Conservation Area into the open countryside to the south are considered to be an integral feature of the Conservation Area, as detailed on the Madeley Conservation Area Townscape Appraisal Map. Dependent on the scale and layout of development, development of the site could impact on these important views and could therefore impact on the setting and special character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley: MD24 and MD34. Collectively the release of both sites would not exacerbate any of the above impacts.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by Nethersey Hey Lane to the east which represents a recognisable and permanent boundary. The site's existing southern boundary is formed by the limits of the existing depot facility. If the site is taken forward it is recommended that the accompanying policy states that the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not result in neighbouring towns merging. Development would entail an incursion into undeveloped countryside. Development could impact on the setting and special character of the historic town of Madeley however this will depend on the scale and layout of development therefore further investigation is required into this. Overall, subject to this further information, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Nethersey Hey Lane to the east and through strengthening the southern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to further investigation on the impact on Madeley Conservation Area)

Green Belt Site Review Proforma – Site Ref: MD34

Site Reference	MD34				
Site Address	Land East of Bowsey Wood Road, Madeley				
Ward	Madeley and Betley				
Existing Use	Agriculture				
Site Area (Ha)	9.28				
Site Capacity	223 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are approximately 15 TPOs along the western boundary of the site (Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – the site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 5m to Beck Wood		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – site is surrounded by residential development in the Green Belt to the east and south.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 952m to The Meadows Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 660m to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 789m to Moss Lane Surgery, Madeley		
Access to a bus stop?	Site is within 400m of a bus stop – 211m to Holm Oak Drive		
Access to a railway station?	Site is over 1.2km from a railway station – 9km to Longport Rail station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Bowsey Wood Road however this has no footpaths or street lighting.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it. The site is surrounded by residential development in the Green Belt to the east and south. Access can be created from Bowsey Wood Road. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it. Access can be created from Bowsey Wood Road however this has no footpaths or street lighting and therefore further information from the Council’s highways officer is required. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site does have some suitability issues as Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this, there are approximately 15 TPOs along the western boundary of the site	

- Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this.
- There are approximately 15 TPOs along the western boundary of the site (Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these.
- The site consists of grade 3 agricultural land.
- The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space.
- The site is over 800m away from a primary school.
- The site is flat.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

(Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however part of the northern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council’s highways officer.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Madeley and Betley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley: MD24 and MD34. Collectively the release of both sites would not exacerbate any of the above impacts.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by Bowsey Wood Road to the west which represents a recognisable and permanent boundary. The site’s existing northern boundary partly consists of ancient woodland but also partly consists of a tree lined field boundary. The site’s existing eastern boundary consists of residential development in the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Madeley. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Bowsey Wood Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD37

Site Reference	MD37				
Site Address	The Gables, Honeywall Lane, Madeley Heath				
Ward	Madeley and Betley				
Existing Use	Residential property and garage				
Site Area (Ha)	0.4				
Site Capacity	7 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, part of site includes a residential property and garage	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner although it is partly in active use with a residential property and garage however part of it could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Madeley Heath to the west		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 119m to Madeley Heath playing fields		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within an established residential area		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 386m to The Meadows Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5m to Madeley High School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.9km to Moss Lane Surgery, Madeley		
Access to a bus stop?	Site is within 400m of a bus stop – 3m to Honeywell Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 7.8km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – from Honeywell Lane although this does not include a pavement or street lights. Access could also be created from Keele Road A525.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Madeley Heath along its western boundary and it is surrounded by residential properties. Honeywell Lane provides an existing access into the site although this does not include a pavement or street lights. Access could also be created from Keele Road. Site is a mix of previously developed land and greenfield. The site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or immediately adjacent to the site. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Madeley Heath along its western boundary and it is surrounded by residential properties. Honeywell Lane provides an existing access into the site although this does not include a pavement or street lights. Access could also be created from Keele Road. Site is a mix of previously developed land and greenfield. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner however includes an existing residential property and garage however part of the site could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs.	

- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site has some existing durable boundaries with the countryside however the eastern boundary would need to be strengthened to create a new durable Green Belt boundary, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – There is an existing residential property located on the site however the remainder of the site is undeveloped. Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Madeley Heath. There is existing development in the Green Belt to the north and east of the site which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley Heath: MD37 and MD12. Collectively the release of both sites would represent a significant encroachment into the countryside relative to the size of Madeley Heath however this is predominately due to the size of site MD12). It has been recommended that site MD12 is excluded from the process.</p> <p>The sites recommended for further consideration around Madeley (MD24 and MD34) do not have any cumulative impact upon the Green Belt around Madeley Heath.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the A525 Keele Road to the north which represents a recognisable and permanent boundary. The site’s existing eastern boundary is formed by a tree lined field boundary. If the site is taken forward it is recommended that the accompanying policy states that the eastern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Madeley Heath. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road and through strengthening the existing eastern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD56

Site Reference	MD56				
Site Address	Land off Heighley Castle Way, Madeley				
Ward	Madeley & Betley				
Existing Use	Agriculture				
Site Area (Ha)	14.84				
Site Capacity	379 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site which and development would have a significant impact on them – the entire site falls within a Site of Biological Importance (Madeley Manor).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are a number of TPOs along the site's north western boundary, one TPO along the site's south western boundary, and further TPOs scattered within the middle of the site however development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of Grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Grade II listed Madeley Manor and attached conservatory is located approximately 60m to the north west of the site and Grade II listed boat house is located approximately 23m to the north east of the site. Further information is required in order to establish the potential for harm to the designated heritage assets or their setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Madeley along the site's south western boundary.				
Is there access to open space within 800m or 10mins walk? ³³	Site is within 800m of an area of open space / greenspace – 81m to college gardens open space.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 483m to the Meadows Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 623m to Madeley High School.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1km to Moss Lane Surgery.				
Access to a bus stop?	Site is within 400m of a bus stop – 275m to Holm Oak Drive bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 8.54km to Longport rail station.				

³³ All distances have been calculated 'as the crow flies'.

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Access could be created although may require third party land – the site is accessed via the unnamed road forming the south western boundary however this is a single track lane. Alternative access points would require third party land.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the entire site being designated as Madeley Manor Site of Biological Importance - Site is not considered to be suitable as there are unavoidable impacts.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is connected to the inset settlement of Madeley along the site’s southern western boundary and the site is in an established residential area. • The site is accessed via the unnamed road forming the south western boundary however this is a single track lane. Alternative access points would require third party land. • The entire site is designated as Madeley Manor Site of Biological Importance. • Grade II listed Madeley Manor and attached conservatory is located approximately 60m to the north west of the site and Grade II listed boat house is located approximately 23m to the north east of the site. • There are a number of TPOs along the site’s north western boundary, one TPO along the site’s south western boundary, and further TPOs scattered within the middle of the site • The site is within 400m of a bus stop and within 800m of a primary school, secondary school, and an area of open space. • The site is over 800m from a GP surgery. • The site consists of Grade 3 agricultural land. • The topography of the site slopes uphill towards the north west. • Consultation with the Coal Authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as there are unavoidable impacts as the entire site is designated as Madeley Manor Site of Biological Importance. The site has other suitability issues including proximity to Grade II listed Madeley Manor and attached conservatory and Grade II listed boat house. The site is accessed via the unnamed road forming the south western boundary however this is a single track lane. Alternative access points would require third party land. There are also a number of TPOs within the site however development could avoid these. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some durable boundaries with the countryside however part of the eastern boundary and the northern boundary would need to be strengthened to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: NC4

Site Reference	NC4				
Site Address	Land off High Street, The Rookery				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	4.55				
Site Capacity	146				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes, partly although a small proportion of the site (0.14ha) is identified as Provision for Children and Young People in the Open Space Strategy 2017, and required to meet local standards.	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use. A small proportion of the site is identified as Provision for Children and Young People in the Open Space Strategy 2017 and required to meet local standards.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – Trubshaw Farm Green Corridor is located to the east				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 585m to University Primary Academy Kidsgrove				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 677m to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 532m to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 10m to Lawton Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.8km to Kidsgrove rail station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – from High Street.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the settlement of Kidsgrove with residential development located to the west and south. Access into the site could be created from High Street. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Kidsgrove with residential development located to the west and the south. Access into the site could be created from High Street. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The site has no environmental designations or heritage assets within or adjacent to it. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as it was promoted by the owner and is not in active use although a small proportion of the site is identified as Provision for Children and Young People in the Open Space Strategy 2017 and required to meet local standards. The site is			

- The site consists of grade 4 agricultural land.
- There are no environmental designations or heritage assets within or adjacent to the site.
- The site has electricity/utility poles going across it.
- The site slopes up from the west to the north east.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

considered to be achievable as it is viable and there are no known abnormal development costs. The site does not have any existing durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given the topography of the area and the existing pattern of development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. The site is relatively enclosed by the settlement to the west, south east and south west which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is adjacent to the historic town of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site’s existing northern and eastern boundaries consist of a brook and field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove however the site is relatively enclosed by the settlement to the west, south east and south west which limits the perception of encroachment to an extent. 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 boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC5

Site Reference	NC5				
Site Address	Land off Harrisehead Lane, Newchapel				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	8.08				
Site Capacity	259 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability	Achievability		
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, a small area (0.4%) to the west of the site consists of medium contamination

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and the only known abnormal development cost consists of a very small area of medium contamination.
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – a small area (0.4%) to the west of the site consists of medium contamination		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the inset settlement of Kidsgrove is located to the south west.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 8m to Trubshaw Farm		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – established residential area located to the south west and ribbon development in the Green Belt located to the north east.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 364m to Thursfield Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 869m to University Academy Kidsgrove		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 572m to Kidsgrove Health Centre, Mount Road		
Access to a bus stop?	Site is within 400m of a bus stop – 156m to Lawton Street bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 1.9km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from HARRISEAHEAD Lane although this is narrow with no footpaths or street lighting.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove along its south western boundary which consists of residential development. The site also adjoins some ribbon development in the Green Belt to the north east. Access can be created from HARRISEAHEAD Lane although this is narrow with no footpaths or street lighting. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site consists of grade 4 agricultural land. A small area (0.4%) to the west of the site consists of medium contamination. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its south western boundary which consists of residential development. The site also adjoins some ribbon development in the Green Belt to the north east. Access can be created from HARRISEAHEAD Lane although this is narrow with no footpaths or street lighting and therefore further information from the Council’s highways officer is required. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issue relates to a small area to the west of the site consisting of medium contamination, but this only equates to 0.4% of the site. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and the only known abnormal development cost consists of a very small area of	

- The site is over 800m from a secondary school.
- The site slopes from the north east to the south west.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

medium contamination. The site has predominantly less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with particular focus on the potential contamination and comments from the Council’s highways officer. The site should be considered alongside the adjacent site NC4.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (alongside site NC4)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given the topography of the area and the existing pattern of development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	The site should only be taken forward alongside site NC4. There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward alongside site NC4, the new Green Belt boundary to the north would be partly formed by Harriseahead Lane which represents a recognisable and permanent boundary. The site’s existing remaining northern, southern and eastern boundaries consist of field boundaries with hedgerow. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting partly of Harriseahead Lane to the north and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site NC4)

Green Belt Site Review Proforma – Site Ref: NC12

Site Reference	NC12				
Site Address	Land North of Mow House Farm, Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Residential / agriculture				
Site Area (Ha)	0.63				
Site Capacity	22 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, partly. Site includes existing dwelling.	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes, partly, although the existing dwelling may need to be demolished to provide access into the site.	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner although includes an existing dwelling which may need to be demolished to provide access into the site.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the inset settlement of Mow Cop along its western boundary		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to St Thomas Churchyard		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the west of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 582m to Castle Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.5km to University Academy Kidsgrove		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.5km to Kidsgrove Health Centre, Mount Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 17m to Moorland Road bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 3.6km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is connected to the inset settlement of Mow Cop along its western boundary being located to the rear of residential development. Access could be created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary. The site consists of grade 4 agricultural land. Site is a mix of previously developed land and greenfield. Consultation with the coal authority is likely due to historic mining activities. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is connected to the inset settlement of Mow Cop along its western boundary being located to the rear of residential development. Access could be created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as although there is an existing dwelling which may need to be demolished, it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable	

- There are no environmental designations or heritage assets within or adjacent to the site.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m from a secondary school and a GP surgery.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

boundaries with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between Mow Cop and Biddulph however given the size of the gap and the topography of the area this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – There is an existing residential property located on the site fronting Church Lane however overall the site is predominantly undeveloped. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mow Cop.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the north would be formed by a walled churchyard cemetery which represents a recognisable and permanent boundary. The site’s existing eastern and southern boundaries consist of field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mow Cop. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the walled churchyard cemetery to the north and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC13

Site Reference	NC13				
Site Address	Land West of Bullockhouse Road, Harriseahead				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	3.22				
Site Capacity	103 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability	Achievability		
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the inset settlement of Kidsgrove to the north, east and south.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Trubshaw Farm		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area located to the north, east and south of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 134m to Thursfield Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kidsgrove		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 827m to Kidsgrove Health Centre, Mount Road		
Access to a bus stop?	Site is within 400m of a bus stop – 39m to Thursfield Lodge bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access through Freedom Drive or access could be created from Bullocks House Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove being enclosed by residential development to the north, east and south. There is an existing access into the site through Freedom Drive or access could be created from Bullocks House Road. The site consists of grade 4 agricultural land. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. Consultation with the coal authority is likely due to historic mining activities. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove being enclosed by residential development to the north, east and south. There is an existing access into the site through Freedom Drive or access could be created from Bullocks House Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. 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 slightly undulating.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given that the site is enclosed by Kidsgrove/ HARRISEHEAD, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. The site is relatively enclosed by the settlement to the east and south which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site’s existing northern, north western and southern western boundaries consist of field boundaries, tree line and a private road. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove however the site is relatively enclosed by the settlement to the east and south which limits the perception of encroachment to an extent. 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 boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC14

Site Reference	NC14				
Site Address	Land off Mow Cop Road (2), Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	0.44				
Site Capacity	17 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Birchenwood Quarry Regionally Important Geological Site is located nearby but is not immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement - The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) being approximately 140m away.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 226m to Dales Green Road play area		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – the site is surrounded by existing ribbon development within the Green Belt.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 348m to Castle Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to University Academy Kidsgrove		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.7km to Kidsgrove Health Centre, Mount Road		
Access to a bus stop?	Site is within 400m of a bus stop – 29m to Dales Green Corner bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 2.6km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could easily be created – from Mow Cop Road however this is narrow and has no footpath or streetlights.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) being approximately 140m away however it is surrounded by existing ribbon development within the Green Belt. Access could be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) being approximately 140m away. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominately less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created, if the site were to be developed. Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration. CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS	

- The site consists of grade 4 agricultural land.
- The site slopes gently from north east to south west.
- There are no environmental designations or heritage assets immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Green Belt Site Review Proforma – Site Ref: NC15

Site Reference	NC15				
Site Address	Land off Mow Cop Road (1), Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	0.37				
Site Capacity	14 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) and it is located adjacent to the Newcastle-under-Lyme administrative boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 222m to Dales Green Road play area		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the south west and ribbon development to the north.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 437m to Castle Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kidsgrove		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.6km to Kidsgrove Health Centre, Mount Road		
Access to a bus stop?	Site is within 400m of a bus stop – 117m to Dales Green Corner bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 2.5km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – created from Mow Cop Road however this is narrow and has no footpaths or streetlights.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) and it is located adjacent to the Newcastle-under-Lyme administrative boundary. Access could be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. The site consists of grade 4 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is located adjacent to the Newcastle-under-Lyme administrative boundary and it is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council). There are no environmental designations or heritage assets immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that access would need to be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries	

- The site slopes east to west.
- There are no environmental designations or heritage assets immediately adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

with the countryside are predominantly less durable and a new durable Green Belt boundary would need to be created if it were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration and discussion with Cheshire East Council.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (discussion with Cheshire East Council required)

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 significantly reduce the gap between Mount Pleasant and Mow Cop and result in the perceived merging of these neighbouring towns. Alternatively, it could be argued that these neighbouring towns have already merged and development could be considered to exacerbate the merging of these neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mount Pleasant. There is existing development to the north east and to the south which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the south would be defined by Mow Cop Road/Chapel Street which represents a recognisable and permanent boundary. The site’s existing northern and eastern boundary consists of a field boundary and the limits of residential development. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mount Pleasant. Development of the site would significantly reduce the gap between Mount Pleasant and Mow Cop and result in the perceived merging (or exacerbate existing merging) of these neighbouring towns which could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: NC80

Site Reference	NC80				
Site Address	Land south of Mow Cop Road, Mow Cop				
Ward	Newchapel & Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	8.78				
Site Capacity	281 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 34% of the site consists of potentially contaminated land (medium contamination) from Mow Cop Brickworks historic landfill site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 34% of site is potentially contaminated land due to Mow Cop Brickworks historic landfill site.	Site was promoted by owner and is not in active use and could be developed now.		The site is considered to be broadly viable although 34% of the site is potentially contaminated land (medium contamination).	
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Mow Cop along the site's northern and north eastern boundaries.				
Is there access to open space within 800m or 10mins walk? ³⁴	Site is within 800m of an area of open space / greenspace – 70m to Moorlands Road play area.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – established residential areas to the north, north east and west.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 124m to Castle Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.95km to University Academy Kidsgrove.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2km to Kidsgrove Health Centre.				
Access to a bus stop?	Site is within 400m of a bus stop – 208m to Castle Primary School bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 3.11km to Kidsgrove rail station.				

³⁴ All distances have been calculated 'as the crow flies'.

Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Mow Cop Road.		
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<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is connected to the inset settlement of Mow Cop along the site’s northern and north eastern boundaries being located to the rear of residential development. Access could be created from Mow Cop Road. The site consists of Grade 4 agricultural land. Consultation with the coal authority is likely due to historic mining activities. There are no environmental designations or heritage assets within or adjacent to the site. 34% of the site is potentially contaminated land due to Mow Cop Brickworks historic landfill site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. The topography of the site slopes uphill towards the north. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is connected to the inset settlement of Mow Cop along the site’s northern and north eastern boundaries being located to the rear of residential development. Access could be created from Mow Cop Road. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that 34% of the site is potentially contaminated land due to Mow Cop Brickworks historic landfill site and consultation with the Coal Authority is likely due to historic mining activities. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although 34% of the site is potentially contaminated land due to a historic landfill site. The site has some existing less durable boundaries with the countryside to the west and south, therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Kidsgrove, Mow Cop and Mount Pleasant. However due to the size of the site and the existing development within the Green Belt, this would represent a limited decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other site around Mow Cop which has been recommended for further consideration: NC12. Collectively, the release of both of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the north west and south west would be defined by Mow Cop Road and Fords Lane which represent recognisable and permanent boundaries. The site’s existing western and southern boundaries consist of field boundaries and hedgerow. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of a historic town. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Mow Cop Road and Fords Lane to the north west and south west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is adjacent to existing development in the Green Belt however it is detached from the inset settlements of Mow Cop (located approximately 290m away) and Mount Pleasant (located approximately 255m away). The site is in close proximity to site NC80 which adjoins Mow Cop however it is separated by residential properties.				
Is there access to open space within 800m or 10mins walk? ³⁵	Site is within 800m of an area of open space / greenspace – 107m to Dales Green Road play area.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area - established residential areas to the north and west.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – site is adjacent to Castle Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.57km to University Academy Kidsgrove.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.63km to Kidsgrove Health Centre.				
Access to a bus stop?	Site is within 400m of a bus stop – 34m to Dales Green Corner bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 2.72km to Kidsgrove rail station.				

³⁵ All distances have been calculated 'as the crow flies'.

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Access could be created although may require third party land – access could be created from Mow Cop Road, Dales Green Road or Fords Lane however these access points are narrow and may require improvements.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is detached from the inset settlements of Mow Cop and Mount Pleasant and it is adjacent to existing development in the Green Belt. Whilst the site is in close proximity to site NC80 which adjoins Mow Cop, it is separated by residential properties. • Access could be created from Mow Cop Road, Dales Green Road or Fords Lane however these access points are narrow and may require improvements. • The site consists of Grade 4 agricultural land. • Consultation with the Coal Authority is likely due to historic mining activities. • There are no environmental designations or heritage assets within or adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. • The topography of the site is relatively flat and slopes up slightly towards its north eastern end. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlements of Mow Cop and Mount Pleasant being approximately 290m and 255m away respectively. Whilst the site is in close proximity to site NC80 which adjoins Mow Cop, it is separated by residential properties. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominately less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: RC11

Site Reference	RC11				
Site Address	Land at the end of Birchenwood Way, Kidsgrove				
Ward	Kidsgrove and Ravenscliffe				
Existing Use	Open Space				
Site Area (Ha)	1.28				
Site Capacity	44 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site and development would have a significant impact on them – the entire site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is previously developed land.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 96% of the site consists of potentially contaminated land (high contamination) from Clough Hall Coal and Iron Works and the northern

				section of the site forms part of Birchenwood Historic Landfill Site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site may be viable however there are abnormal development costs which would need to be overcome as 96% of the site is potentially contaminated land (high contamination).</p>	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the inset settlement of Kidsgrove via Birchenwood Way.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 8m to Loopline dismantled railway			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – site is surrounded by open countryside and woodland due to Birchenwood Country Park however there is a residential area in close proximity to the west.			
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1km to St Joseph’s Catholic Academy			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.3km to University Academy Kidsgrove			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 526m to Kidsgrove Health Centre, Mount Road			
Access to a bus stop?	Bus stop is between 400m-800m of site – 482m to health centre bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 1.6km to Kidsgrove Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Birchenwood Way.			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the entire site being designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance - Site is not considered to be suitable as there are unavoidable impacts.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is connected to the inset settlement of Kidsgrove via Birchenwood Way. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as there are unavoidable impacts as the entire site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance. Furthermore, approximately 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works. The site is available as it was promoted by the owner and it is</p>		

- The site is surrounded by open countryside and woodland due to Birchenwood Country Park however there is a residential area in close proximity to the west.
- Access can be created from Birchenwood Way.
- The site consists of previously developed land.
- The site is within 800m of a bus stop, a GP surgery and an area of open space.
- The site is over 800m from a primary school and a secondary school.
- The entire site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance.
- Approximately 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works.
- Approximately 40% of the site consists of grade 4 agricultural land.
- The site is flat.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

not in active use. The site may be achievable as it is broadly viable although there are high levels of potential contamination. The site has predominantly durable boundaries with the countryside although the eastern boundary would need to be strengthened to create a new durable Green Belt boundary, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: RC14

Site Reference	RC14				
Site Address	Land off Oldcott Drive, Kidsgrove				
Ward	Kidsgrove and Ravenscliffe (the eastern section of the site falls within the administrative boundary of Stoke-on-Trent)				
Existing Use	Part of the site is a car dealership and garage with the remaining being agriculture				
Site Area (Ha)	2.16				
Site Capacity	69 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	Part of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes (car dealership and garage)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield	4. Could the site be developed now?	No however business wants to relocate to more suitable premises	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	No loss of agricultural land – although 5% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, south eastern corner of the site consists of potentially contaminated land from

				historic waste disposal (approx. 12% of site).
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Yes, historic mining activities. Consultation with Coal Authority likely.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. Site is in active use as a car dealership and garage however the business wants to relocate to a more suitable premises. No known ownership issues.	Summary: Is the site achievable for development? (conclusion based on all of the above) There are potential abnormal development costs due to an area of potentially contaminated land in the south east corner however the site is broadly viable.	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 12% of the site is potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Birchenwood Open Space.			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the southwest.			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school –632m to Goldenhill Primary Academy (located in Stoke-on-Trent) and 815m to St Thomas C of E Aided Primary School			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kidsgrove.			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 459m to Goldenhill Medical Centre (located in Stoke-on-Trent) and 845m to Kidsgrove Medical Centre.			
Access to a bus stop?	Site is within 400m of a bus stop – 48m to Woodstock Street bus stop			
Access to a railway station?	Site is over 1.2km from a railway station – 1.5km to Kidsgrove Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is an existing access from Oldcott Drive			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Kidsgrove urban area and straddles the Newcastle-under-Lyme and Stoke-on-Trent administrative boundary. It is adjacent to existing residential development to the south west. There is an existing access from Oldcott Drive. The site is a mix of previously developed land and greenfield. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Kidsgrove urban area being adjacent to existing residential development to the south west. The site straddles the Newcastle-under-Lyme and Stoke-on-Trent administrative boundary. There is an existing access road into the site from Oldcott Drive. The site consists of a mix of previously developed land and greenfield. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to 12% of the site being potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site. The site is		

- The site is flat.
- There are no environmental designations or heritage assets within or adjacent to the site.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m from a secondary school.
- 12% of the site is potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

considered to be available as it was promoted by the owner. Although it is in active use as a car dealership and garage, the business wants to relocate to a more suitable premises. The site is considered to be achievable as although there are some potential abnormal development costs due to the area of potentially contaminated land, the site is broadly viable. The site has some existing durable boundaries with the countryside although the northern and eastern boundaries are less durable therefore a new durable Green Belt boundary would need to be created if the site were developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – The site is only connected to the large built-up area of Stoke-on-Trent at its south western corner (Kingsgrove Bank) therefore development would not represent unrestricted sprawl of the Stoke-on-Trent or Newcastle-under-Lyme urban areas.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Stoke-on-Trent urban area and Kingsgrove however given the location and the shape of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Part of the site (approximately 40%) is in use as a car dealership and garage. The remainder of the site is undeveloped. Development of the site would entail a small incursion into partly undeveloped countryside relative to the size of Kingsgrove.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kingsgrove and Stoke-on-Trent however it is not in close proximity to any of the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration around Kingsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the south and north west would be defined by dense woodland which represents a recognisable and permanent boundary. The site’s existing northern and eastern boundaries consist of footpaths and field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic towns of Kingsgrove and Stoke-on-Trent. Approximately 40% of the site is already developed therefore development of the site would entail a small incursion into partly undeveloped countryside relative to the size of Kingsgrove. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of dense woodland to the south and north west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: SP11

Site Reference	SP11				
Site Address	Former Keele Municipal Golf Course				
Ward	Silverdale				
Existing Use	Former golf course				
Site Area (Ha)	81				
Site Capacity	1200 dwellings (this takes into account that part of the site is identified as open space required to meet local standards in the Open Space Strategy 2017)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes (site is owned by Council)	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – TPOs are located along the southern boundary of the site (Keele Road) and also along the north eastern boundary (Park Road) however development could avoid these.	3. Is the site in active use?	No (former golf course)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes although part of the site (12.56ha) is identified as Amenity Greenspace and Accessible Natural Greenspace in the Open Space Strategy 2017, and	4. Have similar sites been successfully developed in the preceding years?	No

			required to meet local standards, this has been excluded when calculating potential capacity.		
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is owned by the Council and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the Newcastle-under-Lyme urban area is located to the north whilst Keele University inset settlement is located to the south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Staveley Place Cricket Ground				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 141m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 464m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Kinder Place bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access into golf course from Keele Road.				

Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)

Majority green - Site is considered to be suitable as it promotes sustainable growth.

Additional comments:

- The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north.
- There is an existing access into the site from Keele Road.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m from a secondary school.
- The site consists of grade 3 agricultural land.
- There are no environmental designations or heritage assets within or adjacent to the site.
- There are TPOs located along the southern boundary of the site (Keele Road) and also along the north eastern boundary (Park Road) however development could avoid these.
- Consultation with the coal authority is likely due to historic mining activities.
- The site has an undulating topography which mainly slopes down from south west to north east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or adjacent to the site. The only suitability issues relate to TPOs being located along the southern boundary of the site (Keele Road) and also along the north eastern boundary (Park Road) however development could avoid these. The site is considered to be available as it is owned by the Council and is not in active use although a small proportion of the site is identified as Amenity Greenspace and Accessible Natural Greenspace required to meet local standards in the Open Space Strategy 2017, and this has been excluded when calculating potential capacity. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's existing boundaries with the countryside to the east and west are less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site SP14 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent a minor decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The site was formerly a golf course and is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are six sites recommended for further consideration which are all in close proximity to each other: SP11, SP14, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site SP14. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be defined by the A525 Keele Road to the south and partly by Redheath Plantation to the west which represent recognisable and permanent boundaries. The remainder of the western boundary consists of the limits of the golf course. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south and partly by Redheath Plantation to the west and through strengthening the other existing boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site SP14)

Green Belt Site Review Proforma – Site Ref: SP11A

Site Reference	SP11A				
Site Address	Former Keele Municipal Golf Course				
Ward	Silverdale				
Existing Use	Majority of the site consists of former Keele Golf Course. Driving range facility on the Keele Road frontage is still operating. There is an open field located along the northern boundary and also to the north east (adjacent to Park Road). A former pub is located along the southern boundary of Keele Road.				
Site Area (Ha)	75.74				
Site Capacity	1100 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes (site is owned by Council)	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Job's Wood Quarry Regionally Important Geological Site is located along the eastern edge of the site (Job's Wood).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – TPOs are located along the southern boundary of the site (Keele Road) however development could avoid these.	3. Is the site in active use?	Partly. Keele Golf Course has not been operational for a number of years, but the driving range facility on the Keele Road frontage is still operating.	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is owned by the Council and the majority of its extent was formerly in use as Keele Golf Course. More recently it has functioned as an informal recreation area.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site adjoins an area of potential contamination – site adjoins an area of potentially contaminated land to the north east along Park Road.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the Newcastle-under-Lyme urban area is located to the north whilst Keele University inset settlement is located to the south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Staveley Place Cricket Ground				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 141m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 464m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Kinder Place bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access into golf course from Keele Road.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m from a secondary school. The site consists of grade 3 agricultural land. The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. Job's Wood Quarry Regionally Important Geological Site is located along the eastern edge of the site (Job's Wood) however sensitive design/layout could reduce any impacts from development. There are TPOs located along the southern boundary of the site (Keele Road) however development could avoid these. Consultation with the Coal Authority is likely due to historic mining activities. The site has an undulating topography which mainly slopes down from south west to north east. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to Job's Wood Quarry Regionally Important Geological Site being located along the eastern edge of the site (Job's Wood) and TPOs being located along the southern boundary of the site (Keele Road) however sensitive design and layout could reduce any impacts from development. The site is also adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. The site is considered to be available as it is owned by the Council and was formerly in use as Keele Golf Course. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's existing boundaries with the countryside to the east and west are partly less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside site SP12, and any release should avoid islanded pockets of Green Belt remaining. The site should also be considered alongside sites SP14 and SP23 given that the release of site SP11A on its own could result in these sites becoming relatively enclosed by development.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent a minor decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The site was formerly in use as a golf course and is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site SP12. The adjacent sites to the east (sites SP14 and SP23) should also be considered given that the release of site SP11A on its own could result in these sites becoming relatively enclosed by development which could impact their function and integrity. Cumulatively the release of these sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be defined by the A525 Keele Road to the south, Redheath Plantation to the west, and Job's Wood to the east which represent recognisable and permanent boundaries. The remainder of the western boundary consists of the limits of the golf course and the remainder of the eastern boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the western and eastern boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary. If the site is taken forward alongside sites SP14 and SP23, the eastern boundary would not need to be strengthened as A525 Keele Road would form the boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A</p>

new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south, Redheath Plantation to the west, Job's Wood to the east, and through strengthening the remainder of the eastern and western boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this. If the site is taken forward alongside sites SP14 and SP23, the eastern boundary would not need to be strengthened as A525 Keele Road would form the boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside sites SP12, SP14 and SP23)

Green Belt Site Review Proforma – Site Ref: SP11B

Site Reference	SP11B				
Site Address	Former Keele Municipal Golf Course				
Ward	Silverdale				
Existing Use	Majority of the site consists of former Keele Golf Course. There is an open field located along the northern boundary and also to the north east (adjacent to Park Road). A former pub is located along the southern boundary of Keele Road.				
Site Area (Ha)	79.81				
Site Capacity	900 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes (site is owned by Council)	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Job's Wood Quarry Regionally Important Geological Site is located along the eastern edge of the site (Job's Wood).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – TPOs are located along the southern boundary of the site (Keele Road) however development could avoid these.	3. Is the site in active use?	No, the site was formerly in use as Keele Golf Course.	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is owned by the Council and the majority of its extent was formerly in use as Keele Golf Course. More recently it has functioned as an informal recreation area.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site adjoins an area of potential contamination – site adjoins an area of potentially contaminated land to the north east along Park Road.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the Newcastle-under-Lyme urban area is located to the north whilst Keele University inset settlement is located to the south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Staveley Place Cricket Ground				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 141m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 464m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Kinder Place bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access into golf course from Keele Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth.		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.			

Additional comments:

- The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north.
- There is an existing access into the site from Keele Road.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m from a secondary school.
- The site consists of grade 3 agricultural land.
- The site is adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it.
- Job's Wood Quarry Regionally Important Geological Site is located along the eastern edge of the site (Job's Wood) however sensitive design/layout could reduce any impacts from development.
- There are TPOs located along the southern boundary of the site (Keele Road) however development could avoid these.
- Consultation with the Coal Authority is likely due to historic mining activities.
- The site has an undulating topography which mainly slopes down from south west to north east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The only suitability issues relate to Job's Wood Quarry Regionally Important Geological Site being located along the eastern edge of the site (Job's Wood) and TPOs being located along the southern boundary of the site (Keele Road) however sensitive design and layout could reduce any impacts from development. The site is also adjacent to Grade II Keele Hall Registered Park and Garden along its southern boundary although it does not form part of it. The site is considered to be available as it is owned by the Council and was formerly in use as Keele Golf Course. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's existing boundary with the countryside to the west is partly less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent a minor decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The site was formerly in use as a golf course and is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A525 Keele Road to the south, and a small section of Redheath Plantation and dense wooded areas to the west which represent recognisable and permanent boundaries. The remainder of the western boundary consists of tree line within the golf course and small sections of boundary which are not defined by any features on the ground. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south, a small section of Redheath Plantation and dense wooded areas to the west, and through strengthening the remainder of the western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: SP12

Site Reference	SP12				
Site Address	Site off Glenwood Close, Silverdale				
Ward	Silverdale				
Existing Use	Open space				
Site Area (Ha)	2.01				
Site Capacity	85 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is considered to be suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Job's Wood Quarry Regionally Important Geological Site is located approximately 5m to the east of the site (Job's Wood).	2. Is there an extant planning consent on the site? ³⁶	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown

³⁶ <https://publicaccess.newcastle-staffs.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. It is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present or there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site adjoins the Newcastle-under-Lyme urban area along the site's northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Glenwood Close open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 200m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 408m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Bus stop is between 400m-800m of site – 460m to West Street bus stop (High Street)				
Access to a railway station?	Site is over 1.2km from a railway station – 4.6km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could easily be created – access could be created from Glenwood Close.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area to the north and it is in an established residential area. Access to the site could be created from Glenwood Close. The site is within 800m of a bus stop, a primary school, a GP surgery and an area of open space. The site is over 800m from a secondary school. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area to the north and it is in an established residential area. Access to the site could be created from Glenwood Close. The site is within 800m of a bus stop, a primary school, a GP surgery and an area of open space. The only suitability issues relate to Job's Wood Quarry Regionally Important Geological Site being located approximately 5m to the east of the site (Job's Wood) however sensitive design and layout could reduce any impacts from development. The site is considered to be available as it was promoted by the owner, and it is not in active use and could be developed now.			

- The site consists of grade 3 agricultural land.
- Job's Wood Quarry Regionally Important Geological Site is located approximately 5m to the east of the site (Job's Wood) however sensitive design/layout could reduce any impacts from development.
- The topography of the site is relatively flat however it slopes up away from the urban area.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's existing boundaries with the countryside to the south are less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the durable eastern and western boundaries of woodland however the southern boundary would need to be strengthened.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Job's Wood to the east and dense woodland to the west which represent recognisable and permanent boundaries. The southern boundary consists of tree line. If the site is taken forward it is recommended that the accompanying policy states that the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined by the existing durable eastern and western boundaries. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Job's Wood to the east, dense woodland to the west, and through strengthening the existing southern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: SP14

Site Reference	SP14				
Site Address	Site at Gallowstree Roundabout, Keele				
Ward	Silverdale				
Existing Use	Agriculture				
Site Area (Ha)	10.68				
Site Capacity	427 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Rosemary Wood Site of Biological Importance is located across Keele Road to the south of the site but it is not immediately adjacent. There is a Biodiversity Alert Site within the northern boundary of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are TPOs located along the southern boundary of the site (Keele Road) and a TPO located within the site near to the southern boundary however development could avoid these TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – grade 3 only.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is unknown if the site was promoted by the owner however the site is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable. No known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0.2m to Job’s Wood		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – the site is predominantly adjacent to open countryside with a mobile home park to the north east. The adjacent roundabout could cause potential amenity concerns.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 563m to Silverdale Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 650m to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 935m to Silverdale Village Surgery, Vale Pleasant		
Access to a bus stop?	Site is within 400m of a bus stop – 154m to Gallowstree Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Existing access into the site from Park Road or access could be created from Cemetery Road or Keele Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area. It is predominately surrounded by open countryside although there is a small mobile home park to the north east. There is an existing access into the site from Park Road or access could be created from Cemetery Road or Keele Road. There are TPOs located along the southern boundary of the site (Keele Road) and a TPO located within the site near to the southern boundary however development could avoid these TPOs. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area. It is predominately surrounded by open countryside although there is a small mobile home park to the north east. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to there being TPOs located along the boundary and also one within the site, however sensitive layout of development could avoid these. There is also an electricity pylon going across the site which may constrain development. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has	

- The site slopes down from south to north.
- The adjacent roundabout could cause potential amenity concerns.
- The site has electricity pylons going across the centre of it.
- Consultation with the coal authority is likely due to historic mining activities.
- The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space.
- The site is over 800m from a GP surgery.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

an existing durable boundary with the countryside to the south but not to the west therefore a new durable Green Belt boundary would need to be created if the site were developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site SP11.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A525 Keele Road to the south which represents a recognisable and permanent boundary. The existing western boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: SP23

Site Reference	SP23				
Site Address	Land at Cemetery Road / Park Lane				
Ward	Silverdale				
Existing Use	Agriculture				
Site Area (Ha)	5.19				
Site Capacity	208 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth</p> <p>Amber - Mitigation may be required/unavoidable impacts</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Rosemary Wood Site of Biological Importance is located across Keele Road to the south of the site, but it is not immediately adjacent. There is a Biodiversity Alert Site (Silverdale) within the north eastern corner of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are TPOs located along the southern boundary of the site (Keele Road) and along the north eastern boundary (Park Road) however development could avoid these TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – Grade 3 only.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is unknown if the site was promoted by the owner however the site is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable. No known abnormal development costs.
Is there any known contamination on site?	Site adjoins an area of potential contamination – site adjoins an area of medium contamination along its north eastern boundary (Rosemary Hill Tile Works).		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the Newcastle-under-Lyme urban area along the site’s north eastern boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Job’s Wood		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – the site is predominantly adjacent to open countryside and there are residential properties, allotments, and industrial uses to the north beyond Park Road. To the north east of the site on the other side of Cemetery Road is Walley’s Quarry Landfill which may raise amenity concerns.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 348m to Silverdale Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to NCHS The Science College.		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 641m to Silverdale Village Surgery, Vale Pleasant.		
Access to a bus stop?	Site is within 400m of a bus stop – 346m to Home Farm Drive bus stop.		
Access to a railway station?	Site is over 1.2km from a railway station – 4.52km to Longport Rail Station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access could be created from A525 Keele Road, Park Road or Cemetery Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area along the site’s north eastern boundary. The site is predominantly adjacent to open countryside and there are residential properties, allotments, and industrial uses to the north beyond Park Road. To the north east of the site on the other side of Cemetery Road is Walley’s Quarry Landfill which may raise amenity concerns. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area. The site is predominantly adjacent to open countryside and there are residential properties, allotments, and industrial uses to the north beyond Park Road. To the north east of the site on the other side of Cemetery Road is Walley’s Quarry Landfill which may raise amenity concerns. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery, and an area of open space. The only suitability issues relate to there being a Biodiversity Alert Site (Silverdale) within the north eastern corner of the site and TPOs located along the southern and north eastern boundaries, however	

- Access into the site could be created from A525 Keele Road, Park Road or Cemetery Road.
- Rosemary Wood Site of Biological Importance is located across Keele Road to the south of the site, but it is not immediately adjacent. There is a Biodiversity Alert Site (Silverdale) within the north eastern corner of the site however development could avoid this.
- There are TPOs located along the north eastern and southern boundaries of the site however development could avoid these.
- The site consists of Grade 3 agricultural land.
- The site slopes down from south west to north east
- Consultation with the Coal Authority is likely due to historic mining activities.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery, and an area of open space.
- The site is over 800m from a secondary school.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

development could avoid these. In addition, consultation with the Coal Authority is likely to be required due to historic mining activities. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has an existing durable boundary with the countryside to the south however the north western boundary is less durable and the eastern boundary is not defined by any features on the ground therefore a new durable Green Belt boundary would need to be created if the site were developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites SP14 and SP11A or SP11B. The release of site SP23 on its own could result in the remaining area of Green Belt to the east (forming part of SP14) becoming relatively enclosed by development.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are eleven sites recommended for further consideration which are all in close proximity to each other: SP11, SP11A, SP11B, SP12, SP14, SP23, KL12, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>The site should be considered alongside the adjacent sites SP11A or SP11B and SP14. If SP23 is released on its own, this could result in the remaining area of Green Belt to the east (forming part of SP14) becoming relatively enclosed by development which could impact its function and integrity. Cumulatively the release of these sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>Assuming the site is taken forward with the adjacent site SP14, the new Green Belt boundary would be defined by the A525 Keele Road to the south which represents a recognisable and permanent boundary. The existing north western boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the north western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt.</p> <p>Assuming the site is taken forward with site SP14, a new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south and through strengthening the existing north western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside sites SP14 and SP11A or SP11B)

Green Belt Site Review Proforma – Site Ref: TB18

Site Reference	TB18					
Site Address	Land at Whitmore Road, Newcastle Golf Club					
Ward	Thistleberry					
Existing Use	Golf course					
Site Area (Ha)	40.52					
Site Capacity	164 dwellings (assumed 10% developable area based on Call for Site submission)					
Green Belt Assessment Overall Contribution	Weak contribution					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts		Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.		1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – a small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site is located in the north western corner of the site however development could avoid this.		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.		3. Is the site in active use?	Yes – golf course although site promoter has suggested an undefined amount could be made available for development (assumed 10%)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.		4. Could the site be developed now?	Yes (assumed 10%)	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.		5. Is the site free of ownership and tenancy issues?	Yes, in active use but promoted by owner	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is in active use as a golf course however was promoted by owner. No known ownership issues.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there is no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle Golf Course		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 277m to Westlands Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 323m to NCHS The Science College.		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.8km to Friarswood Clinic, Priory Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Sutherland Drive bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4km to Stoke-on-Trent rail station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is an existing access into the golf course from Sneyd Avenue.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area being surrounded by existing residential development to the north and south east. There is an existing access into the golf course from Sneyd Avenue. A small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site is located in the north western corner of the site. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The site is over 800m from a GP surgery. The site consists of grade 3 agricultural land. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area being surrounded by existing residential development to the north and south east. There is an existing access road into the site. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to a small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site being located in the north western corner of the site. The site is considered to be available as although it is in active use as a golf course it was promoted by the owner who suggested that an undefined amount of land could be made available for development. For the purposes of the assessment, this has been assumed as 10%. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site has an existing durable	

- The site has a gentle slope from the south to the north west.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

boundary with the countryside however if only part of the site is developed, a new durable Green Belt boundary would need to be created.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB19 and KL15 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the north, east and south. Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The existing use consists of a golf course and the site is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site promoter has suggested that only part of the site is available. If the site is taken forward it is recommended that the accompanying policy states that a recognisable and permanent new Green Belt boundary would need to be created.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern as the site is enclosed by the urban area to the north, east and south. 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 a recognisable and permanent new Green Belt boundary would need to be created.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: TB19

Site Reference	TB19				
Site Address	Land South-West of Newcastle Golf Club, Whitmore Road				
Ward	Thistleberry				
Existing Use	Agriculture				
Site Area (Ha)	45.44				
Site Capacity	550 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site with a small section being within the site and Rough Pie Biodiversity Alert Site is along the north-western boundary of the site however development could avoid any impacts on these.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The site is adjacent to Keele Hall Registered Park and Garden along its north western and western boundaries. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle golf course		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential development to the south east		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 720m to Seabridge Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 806m to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.5km to Kingsbridge Medical Practice, Kingsbridge Avenue		
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Seabridge Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Stoke-on-Trent Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access can be created from Whitmore Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development to the south east. Access can be created from Whitmore Road. Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site with a small section being within the site and Rough Pie Biodiversity Alert Site is along the north-western boundary of the site however development could avoid any impacts on these. There are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the south east. Access can be created from Whitmore Road. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues relate to a small section of the Springpool Wood Site of Biological Importance and Rough Pie Biodiversity Alert Site being within the site. There are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominantly durable boundaries with the countryside however the site's	

- The site is adjacent to Keele Hall Registered Park and Garden along its north western and western boundaries although does not form part of it.
- The site has an undulating topography with a gentle slope from the south to the north.
- There are electricity pylons going across the site.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m from a secondary school and a GP surgery. The site consists of grade 3 agricultural land.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

existing south western boundary would need to be strengthened to create a new durable boundary, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB18 and KL15 and any release should avoid islanded pockets of Green Belt remaining.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be well defined along the strong permanent south western and south eastern boundaries of the M6 and Whitmore Road, respectively.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site TB18. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be defined by the M6 to the south west, Whitmore Road to the south east, and Springpool Wood and Pie Rough partly to the north west which represent recognisable and permanent boundaries. The remainder of the north west boundary consists of field boundaries with hedgerow. If the site is taken forward it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be well defined along the strong permanent south western boundary of the M6 and the south eastern boundary of Whitmore Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the M6 to the south, Whitmore Road to the south east, Springpool Wood and Pie Rough partly to the north west and through strengthening the remainder of the north western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TB18)

Green Belt Site Review Proforma – Site Ref: TB24

Site Reference	TB24				
Site Address	Land between Gallowstree Lane and Keele Road, Keele				
Ward	Thistleberry				
Existing Use	Open greenspace				
Site Area (Ha)	2.16				
Site Capacity	69 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt's Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 3m to Butts Walk		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area / employment area (depending on proposed use) – the site is surrounded by open countryside and woodland however there is existing residential development in close proximity. The adjacent roundabout could cause potential amenity concerns.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 581m to Westlands Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 430m to NCHS The Science College		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Higherland Surgery, More Road		
Access to a bus stop?	Site is within 400m of a bus stop – 160m to Gallowstree Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.6km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could be created – access could be created from Gallowstree Lane or Keele Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary however it is predominately surrounded by open countryside and woodland. Access could be created from Gallowstree Lane or Keele Road. The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land. The site slopes down steeply from south west to north east. There are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary however it is predominately surrounded by open countryside and woodland. Access could be created from Gallowstree Lane or Keele Road. The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. There are some suitability issues as there are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these. In addition, Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt's Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these. Furthermore, the adjacent roundabout could cause potential amenity concerns. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable	

- Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt's Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these.
- The adjacent roundabout could cause potential amenity concerns.
- The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space.
- The site is over 800m from a GP surgery. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

and there are no known abnormal development costs. The site's existing southern boundary with the countryside is less durable and would need to be strengthened to create a new durable Green Belt boundary if the site were developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be fairly well contained by the dense woodland to the west.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the site and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the dense woodland to the west which represents a recognisable and permanent boundary. The existing southern boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail a small incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be fairly well contained by the dense woodland to the west. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland to the west and through strengthening the existing southern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: TK17³⁷

Site Reference	TK17				
Site Address	Land off St Martins Road, Talke				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	4.69				
Site Capacity	150 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

³⁷ It is acknowledged that following the original assessment of this site in December 2020, a smaller version of the site was then proposed. Given that the Green Belt purpose assessment found that the original site made an overall weak contribution to Green Belt purposes, a reduction in scale was not considered to alter the overall conclusion reached and it was not considered necessary to reassess the site against Green Belt purposes.

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site is grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 77% of the site is potentially contaminated land due to Talke Road historic landfill site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site may be viable however there are abnormal development costs which would need to be overcome as approximately 77% of the site is potentially contaminated due to Talke Road historic landfill site.	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 77% of site is potentially contaminated land due to Talke Road historic landfill site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the settlement of Kidsgrove to the north.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 145m to Bathpool Park				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential area to the north.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 323m to Springhead Community Primary				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.8km to The Kings CE (VA) School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 283m to Talke Clinic, High Street				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Oaktree Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from St Martins Road or High Street.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove along its northern boundary which consists of residential development. Access can be created from St Martins Road or High Street. There are no environmental designations or heritage assets within or immediately adjacent to the site. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and it is surrounded by residential development to the north. Access can be created from St Martins Road or High Street. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to approximately 77% of site being potentially contaminated land due to Talke Road historic			

- Approximately 40% of the site consists of grade 4 agricultural land.
- Approximately 77% of site is potentially contaminated land due to Talke Road historic landfill site.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m from a secondary school.
- The site is raised in the centre and slopes down towards the south.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

landfill site. The site is considered to be available as it was promoted by the owner and is not in active use. The site may be achievable as it is broadly viable however there are high levels of potentially contaminated land within the site due to historic landfill. The site has existing durable boundaries with the countryside.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with particular focus on the potential contamination.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>Site CT1, TK17 and TK18 form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove and these sites have been recommended for further consideration. Cumulatively the release of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p> <p>There are five sites recommended for further consideration in Talke (BL18, TK17, TK18, TK24 and TK27). Collectively, the release of these sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the A34 Newcastle Road to the east, Talke Road to the south and High Street to the west which all represent recognisable and permanent boundaries.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging, and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Whilst development of the site would not result in neighbouring towns merging, development of both site TK17 and CT1 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If site CT1 is not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A34 Newcastle Road to the east, Talke Road to the south and High Street to the west.</p>

RECOMMENDATION: This is dependent upon whether site CT1 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION.

Green Belt Site Review Proforma – Site Ref: TK18³⁸

Site Reference	TK18				
Site Address	Jamage South, Land North of A500				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	39.88				
Site Capacity	1040 dwellings Site promoted for employment use				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – site is immediately adjacent to Parrot's Drumble Ancient Woodland, Local Nature Reserve, and Site of Biological Importance along the site's western boundary however development could avoid impacting this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

³⁸ Note: This assessment was missing from the Green Belt Assessment Part 2 (December 2020). The cumulative impacts section of the assessments for BL18, TK17, TK24, TK27 and CT1 have been updated to acknowledge this site. This has not resulted in any changes to the assessment outcomes.

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site is grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 17% of the site is potentially contaminated land consisting of a Bignall Hill Colliery (medium contamination).
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 17% of the site is potentially contaminated land (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – approximately 17% of the site is potentially contaminated land due to Bignall Hill Colliery (medium contamination) which occupies the southern section of the site with a small area extending from the north into the site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the settlement of Kidsgrove to the north.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – site is adjacent to Parrot's Drumble nature reserve.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established employment area – Jamage Road Industrial Estate is located to the north of the site.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 377m to Springhead Community Primary				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.03km to The Kings CE (VA) School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 270m to Talke Clinic, High Street				
Access to a bus stop?	Site is within 400m of a bus stop – 232m to Arbour Street bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 2.31km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Oak Tree Lane or Talke Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove along its northern boundary which adjoins Jamage Road Industrial Estate. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary which adjoins Jamage Road Industrial Estate. Given the surrounding uses, the site may be more suitable for employment use. Access can be created from Oak Tree Lane or Talke Road. The site is within 400m of a bus stop and within			

- Access can be created from Oak Tree Lane or Talke Road.
- The site is immediately adjacent to Parrot’s Drumble Ancient Woodland, Local Nature Reserve, and Site of Biological Importance along the site’s western boundary however development could avoid impacting this.
- The site consists of Grade 4 agricultural land.
- Approximately 17% of the site is potentially contaminated land due to Bignall Hill Colliery (medium contamination) which occupies the southern section of the site with a small area extending from the north into the site.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m from a secondary school.
- The site has a sloping topography.
- The site has electricity pylons running through it.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to site being immediately adjacent to Parrot’s Drumble Ancient Woodland, Local Nature Reserve, and Site of Biological Importance along the site’s western boundary however development could avoid impacting this. In addition, approximately 17% of the site is potentially contaminated land due to Bignall Hill Colliery (medium contamination) which occupies the southern section of the site with a small area extending from the north into the site. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable although there is medium contamination on site. The site’s existing boundaries with the countryside are predominantly durable with the exception of small sections of the western boundary which is partly defined by field boundary and partly not defined by any features. This would require strengthening to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. Given the surrounding uses, the site may be more suitable for employment use.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between the Newcastle-under-Lyme urban area, Kidsgrove and Bignall End. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>Sites CT1, TK17 and TK18 form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove and these sites have been recommended for further consideration. Cumulatively the release of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p> <p>There are five sites recommended for further consideration in Talke (BL18, TK17, TK18, TK24 and TK27). Collectively, the release of these sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by the A500 to the south, Talke Road to the east, and Parrot’s Drumble Nature Reserve and Ancient Woodland to the west which all represent recognisable and permanent boundaries. Small sections of the existing western boundary are partly defined by field boundary and partly not defined by any features. If the site is taken forward, it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging, and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. Whilst development of the site would not result in neighbouring towns merging, development of both site TK18 and CT1 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If site CT1 is not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A500 to the south, Talke Road to the east, Parrot’s Drumble Nature Reserve and Ancient Woodland to the west, and through strengthening the remainder of the western boundary.</p>

RECOMMENDATION: This is dependent upon whether site CT1 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION.

Green Belt Site Review Proforma – Site Ref: TK24

Site Reference	TK24				
Site Address	Land off Coppice Road, Talke (1)				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	1.38				
Site Capacity	47 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Kidsgrove along its northern boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 153m to Walton Way Open Space		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – to the north.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 648m to St Saviour’s CE (VC) Primary School.		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to The King’s CE (VA) School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1km to RJ Mitchell Surgery, Wright Street.		
Access to a bus stop?	Site is within 400m of a bus stop – 99m to Barrie Gardens		
Access to a railway station?	Site is over 1.2km from a railway station – 1.8km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – 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.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. 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. The site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that 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. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has one existing durable boundary with the countryside to the south however the remaining boundaries are less durable, the site should be considered alongside the adjacent site	

- The site is over 800m from a secondary school and a GP surgery. Consultation with the coal authority is likely due to historic mining activities.
- The site slopes down steeply from the north
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

TK27 given that this has predominantly durable boundaries. A new durable Green Belt boundary would still need to be created to the west of the site, if it were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site TK27.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Kidsgrove and Bignall End as well as Kidsgrove and Audley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are five sites recommended for further consideration in Talke (BL18, TK17, TK18, TK24 and TK27). It is recommended that the site is considered alongside site TK27. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Merelake Road to the south which represents a recognisable and permanent boundary. The existing boundary to the west consists of a treelined field boundary. If the site is taken forward alongside the adjacent site TK27, it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Merelake Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TK27)

Green Belt Site Review Proforma – Site Ref: TK27

Site Reference	TK27				
Site Address	Land off Coppice Road, Talke (2)				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	2.82				
Site Capacity	90 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – approximately 80% of site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal developed costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the settlement of Kidsgrove along its northern boundary.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 188m to Milton Crescent Open Space		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the north of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 664m to St Saviour’s CE (VC) Primary School		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to the King’s CE (VA) School		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 880m to Talke Clinic, High Street		
Access to a bus stop?	Site is within 400m of a bus stop – 43m to Hilltop School bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 1.6km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – the site promoter proposes access from Coppice Road or Merelake Road. A section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single land and has no footpath or street lighting.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. The site promoter proposes access from Coppice Road or Merelake Road. A section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single land and has no footpath or street lighting. Approximately 80% of the site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that the site promoter proposes access from Coppice Road or Merelake Road and a section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single lane and has no footpath or street lighting. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominantly durable boundaries with the countryside apart from the western	

- The site is over 800m from a secondary school and a GP surgery. Consultation with the coal authority is likely due to historic mining activities.
- The site slopes gradually down from the north to the west.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

boundary which would need to be strengthened to create a new durable Green Belt boundary if it were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site TK24.

CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between Kidsgrove and Bignall End however due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are five sites recommended for further consideration in Talke (BL18, TK17, TK18, TK24 and TK27). It is recommended that the site is considered alongside site TK24. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Merelake Road to the south which represents a recognisable and permanent boundary. The existing boundary to the west consists of a treelined field boundary. If the site is taken forward on its own or alongside the adjacent site TK24, it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Merelake Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TK24)

Green Belt Site Review Proforma – Site Ref: TK29

Site Reference	TK29				
Site Address	Land at the end of Oak Tree Lane, Talke				
Ward	Talke and Butt Lane				
Existing Use	Open field				
Site Area (Ha)	0.65				
Site Capacity	21 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is considered to be suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site? ³⁹	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Unknown

³⁹ <https://publicaccess.newcastle-staffs.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated – Talke Road historic landfill site is located to the north of the site across Talke Road.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present or there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is linked by an adjacent site – the site is physically detached from the inset settlement of Kidsgrove being approximately 260m to the south however it could be linked to the settlement by the adjacent site TK17.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 211m to Bathpool Park.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the existing uses to the south of the site include a Travelodge Hotel and a subway restaurant which would be compatible with residential / employment use.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 574m to Springhead Community School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.8km to the King's Church of England Academy.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 530m to Talke Clinic, High Street.				
Access to a bus stop?	Site is within 400m of a bus stop – 118m to High Street bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Kidsgrove train station.				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – there is an existing access into the site from the roundabout with Talke Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is physically detached from the inset settlement of Kidsgrove being approximately 260m to the south however it could be linked to the settlement by the adjacent site TK17. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. Although the site is detached from the inset settlement of Kidsgrove, it could be linked to the settlement by the adjacent site TK17. There is an existing access into the site from the roundabout with Talke Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner, and it is not			

- There is an existing access into the site from the roundabout with Talke Road.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- The site consists of grade 4 agricultural land.
- The topography of the site is mostly flat.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

in active use and could be developed now. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site has predominantly durable boundaries however the south western boundary would need to be strengthened in order to create a new durable Green Belt boundary if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should only be considered if the adjacent site TK17 is taken forward.

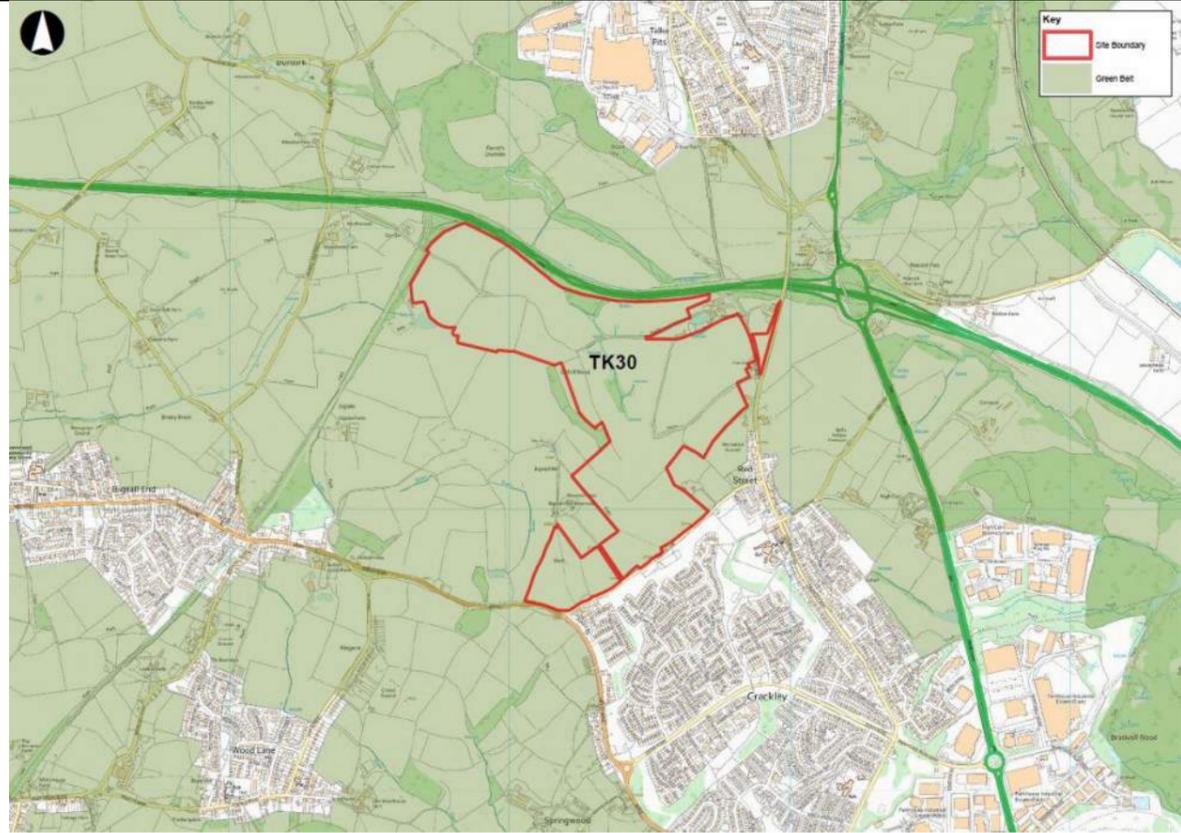
CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION

Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 unrestricted sprawl of the large built-up area 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 slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>The site should only be considered if the adjacent site TK17 is being taken forward. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p> <p>Site CT1 was previously recommended for further consideration (dependent on site TK17 and TK18). Sites TK29, TK17, TK18, CT1, CT1A and TK30 all form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove. Cumulatively, the release of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>Assuming the site is taken forward with the adjacent site TK17, the new Green Belt boundary would be formed by the A34 Newcastle Road to the east which represents a recognisable and permanent boundary. The existing south western boundary consists of trees and is less durable. If the site is taken forward, it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. The site should only be considered if the adjacent site TK17 is being taken forward. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging, and it would not impact upon the setting or character of a historic town. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Whilst development of the site alongside TK17 would not result in neighbouring towns merging, development of TK17, TK18 and TK29 along with sites CT1/CT1A and/or TK30 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of the neighbouring towns which could harm the overall function and integrity of the Green Belt. If sites CT1/CT1A and TK30 are not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A34 Newcastle Road to the east and through strengthening the existing south western boundary.</p>

RECOMMENDATION: This is dependent upon whether sites TK17, CT1/CT1A and/or TK30 are being taken forward. If only site TK17 is taken forward, recommend TAKE SITE FORWARD FOR FURTHER CONSIDERATION. If sites CT1/CT1A and/or TK30 are being taken forward for further consideration, recommend EXCLUDE SITE FROM PROCESS.

Green Belt Site Review Proforma – Site Ref: TK30

Site Reference	TK30				
Site Address	Land off Talke Road and A500, Talke				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	66.37				
Site Capacity	2079 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is considered to be suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development - Bignall End Coal Yards Local Wildlife Site (Site of Biological Importance) is located adjacent to the western boundary of the site however sensitive design and layout could avoid any impacts on this.	2. Is there an extant planning consent on the site? ⁴⁰	No, previous planning application in 2015 for a surface coal mining scheme and site restoration was withdrawn (Ref: 14/00128/CPO).	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Unknown

⁴⁰ <https://publicaccess.newcastle-staffs.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes/No	4. Have similar sites been successfully developed in the preceding years?	Unknown
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – western edge of site consists of Grade 3 agricultural land however majority of site is Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes/No (state details)	5. Are there known abnormal development costs?	Yes, approximately 30% of the site is potentially contaminated land consisting of areas of medium contamination including derelict mine workings, Bignall Hill Colliery, Jamage Colliery, Wedgewood Colliery, and Rookery Colliery.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 30% of the site is potentially contaminated land (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – approximately 30% of the site is potentially contaminated land consisting of areas of medium contamination including derelict mine workings with Bignall Hill Colliery to the north of the site adjacent to the A500 as well as Jamage Colliery and Wedgewood Colliery in the middle of the site. Rookery Colliery is also located to the west, adjacent to the western boundary.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Grade II listed Wedgewood Monument is located approximately 144m from the site boundary. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the Newcastle-under-Lyme urban area along the site's southern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – site is adjacent to Red Street Sportsground to the south east.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area - site is surrounded by open countryside although the A500 to the north of the site may have amenity impacts.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school - 300m to St Chad's CE Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.8km to Chesterton Community Sports College.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 880m to Talke Clinic, High Street.				
Access to a bus stop?	Site is within 400m of a bus stop – 137m to Talke Road bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 2.7km to Kidsgrove train station.				

Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – there are existing access points into the site from Jamage Road. Access could also be created from Dean’s Lane.		
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<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area along the site’s southern boundary. There are existing access points into the site from Jamage Road. Access could also be created from Dean’s Lane. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m away from a secondary school and a GP surgery. The majority of the site consists of grade 4 agricultural land with the western edge consisting of grade 3 agricultural land. Approximately 30% of the site is potentially contaminated land consisting of areas of medium contamination including derelict mine workings with Bignall Hill Colliery to the north of the site adjacent to the A500, as well as Jamage Colliery and Wedgewood Colliery in the middle of the site. Rookery Colliery is also located to the west, adjacent to the western boundary. The Grade II listed Wedgewood Monument is located approximately 144m from the site boundary. Bignall End Coal Yards Local Wildlife Site (Site of Biological Importance) is located adjacent to the western boundary of the site however sensitive design and layout could avoid any impacts on this. The site slopes uphill towards the south and is especially high in the middle. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area. There are existing access points into the site from Jamage Road and a new access could be created from Dean’s Lane. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are some suitability issues as approximately 30% of site is potentially contaminated land consisting of areas of medium contamination including derelict mine workings with Bignall Hill Colliery to the north of the site adjacent to the A500, as well as Jamage Colliery and Wedgewood Colliery in the middle of the site. Rookery Colliery is also located to the west, adjacent to the western boundary. In addition, the Grade II listed Wedgewood Monument is located approximately 144m from the site boundary. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although there is medium contamination on site. The site’s boundaries with the countryside are mixed with the western boundary being predominantly less durable. This boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

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 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the north (A500) and east (Jamage Road and Talke Road).</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the gap, this would represent a decrease in the separation of the towns however it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>Sites TK17 and TK18 were previously recommended for further consideration (dependent on site CT1). Sites TK30, CT1, CT1A, TK17, TK18 and TK29 all form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove. Cumulatively, the release of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p> <p>The adjacent sites CT1 and CT4 were previously recommended for further consideration (dependent on TK17 and TK18). Collectively, the release of this site, along with sites CT1/CT1A and CT4 would not exacerbate any of the above impacts however this would represent a larger incursion into undeveloped countryside. If all of these sites are taken forward, any release should seek to avoided islanded pockets of Green Belt remaining.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the A500 to the north, Talke Road and Jamage Road to the east, and a small section of the B5500 to the south which all represent recognisable and permanent boundaries. The site’s existing western boundary consists of a field boundary, a small area of woodland and footpaths. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent boundaries to the north (A500) and east (Jamage Road and Talke Road). Development of the site, alongside site TK17 and TK18 (and TK29) would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of the neighbouring towns which could harm the overall function and integrity of the Green Belt. If site TK17 and TK18 are not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A500 to the north, Talke Road and Jamage Road to the east, a small section of the B5500 to the south, and through strengthening the existing western boundary.
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RECOMMENDATION: This is dependent upon whether site TK17 or TK18 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION.

Green Belt Site Review Proforma – Site Ref: TK45

Site Reference	TK45				
Site Address	Land North of Peacock Hay Road, Chatterley Valley				
Ward	Talke & Butt Lane				
Existing Use	Open countryside with dense woodland to the east of the site forming part of Bathpool Park Local Nature Reserve.				
Site Area (Ha)	6.65				
Site Capacity	165 dwellings Site promoted for employment development.				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – the eastern section of the site has dense woodland forming part of Bathpool Park Local Nature Reserve.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land - site consists of Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 13% of the site consists of potentially contaminated land (medium contamination) due to Peacock Hay Footrills located in the middle of the site
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – approximately 13% of the site is potentially contaminated (medium contamination) due to Peacock Hay Footrills located in the middle of the site.	Site was promoted by owner and is not in active use and could be developed now.		The site is considered to be broadly viable although 13% of the site is potentially contaminated land (medium contamination).	
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries - site adjoins the Stoke-on-Trent urban area along the site's southern boundary.				
Is there access to open space within 800m or 10mins walk? ⁴¹	Site is within 800m of an area of open space / greenspace – 0m to Bathpool Park.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is predominantly surrounded by open countryside and it is not in an established residential or employment area.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school - 1.24km to Springhead Community Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.85km to Chesterton Community Sports College.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.29km to Talke Clinic High Street, Talke.				
Access to a bus stop?	Site is more than 800m away from a bus stop – 937m to Oaktree Lane bus stop.				
Access to a railway station?	Site is over 1.2km from a railway station – 2.5km to Kidsgrove rail station.				

⁴¹ All distances have been calculated 'as the crow flies'.

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – existing access from Peacock Hay Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site adjoins the Stoke-on-Trent urban area along the site’s southern boundary. The site is predominantly surrounded by open countryside, and it is not in an established residential or employment area. The site has been promoted for employment use. The eastern section of the site has dense woodland forming part of Bathpool Park Local Nature Reserve. There is an existing access into the site from Peacock Hay Road. The site is within 800m of an area of open space. The site is over 800m away from a primary school, a secondary school, a GP surgery, and a bus stop. The site consists of Grade 4 agricultural land. Consultation with the coal authority is likely due to historic mining activities. Approximately 13% of the site is potentially contaminated (medium contamination) due to Peacock Hay Footrails located in the middle of the site. The topography of the site is relatively flat. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site adjoins the Stoke-on-Trent urban area along the site’s southern boundary. The site is predominantly surrounded by open countryside, and it is not in an established residential or employment area. The site has been promoted for employment use. The site has a number of suitability issues as the eastern section of the site has dense woodland forming part of Bathpool Park Local Nature Reserve. In addition, approximately 13% of the site is potentially contaminated (medium contamination) and consultation with the coal authority is likely due to historic mining activities. The site is over 800m away from a primary school, a secondary school, a GP surgery and a bus stop. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although 13% of the site is potentially contaminated land (medium contamination). The site has some existing durable boundaries with the countryside however the site’s northern and north western boundaries are less durable. Therefore, a new durable boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: TK46

Site Reference	TK46				
Site Address	Jamage North Reclamation Site, Talke				
Ward	Talke and Butt Lane				
Existing Use	Agriculture with dense woodland along the northern edge of the site.				
Site Area (Ha)	8.26				
Site Capacity	187 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – site is immediately adjacent to Parrot's Drumble Ancient Woodland, Local Nature Reserve, and Site of Biological Importance along the site's north western boundary however development could avoid impacting this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site is grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 75% of the site is potentially contaminated land consisting of a Bignall Hill

				Colliery (medium contamination).
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site may be viable however there are abnormal development costs which would need to be overcome as approximately 75% of the site is potentially contaminated due to Bignall Hill Colliery.	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated - approximately 75% of the site is potentially contaminated land due to Bignall Hill Colliery (medium contamination). This covers the majority of the site except for the northern edge.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement - the site is detached from the inset settlement of Kidsgrove which is approximately 263m to the north. The site is approximately 550m away from the Newcastle-under-Lyme urban area which is located to the south. Although the site could be linked to Kidsgrove by the adjacent site TK18, TK18 already encompasses the whole of TK46. As such, there is no need to consider TK46 on its own.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – site is adjacent to Parrot’s Drumble nature reserve.			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is predominantly surrounded by open countryside.			
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 816m to Springhead Community Primary.			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.48km to The Kings CE (VA) School			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 717m to Talke Clinic, High Street			
Access to a bus stop?	Site is within 400m of a bus stop – 398m to Oaktree Lane bus stop.			
Access to a railway station?	Site is over 1.2km from a railway station – 2.74km to Kidsgrove Rail Station			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Jamage Road however this is a single lane track with no public footpaths or street lighting.			
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth. Additional comments:		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Kidsgrove which is approximately 263m to the north. Although the site could be linked to Kidsgrove by the adjacent site TK18, TK18 already encompasses the whole of TK46. As such, there is no need to consider TK46 on its own. The site is available as it		

- The site is detached from the inset settlement of Kidsgrove which is approximately 263m to the north. The site is approximately 550m away from the Newcastle-under-Lyme urban area which is located to the south. Although the site could be linked to Kidsgrove by the adjacent site TK18, TK18 already encompasses the whole of TK46. As such, there is no need to consider TK46 on its own.
- Access could be created from Jamage Road however this is a single lane track with no public footpaths or street lighting.
- The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space.
- The site is over 800m away from a primary school and secondary school.
- The site consists of Grade 3 agricultural land.
- The site is relatively flat.
- There is dense woodland along the northern edge of the site.
- The site is immediately adjacent to Parrot's Drumble Ancient Woodland, Local Nature Reserve, and Site of Biological Importance along the site's north western boundary.
- Approximately 75% of the site is potentially contaminated land due to Bignall Hill Colliery (medium contamination). This covers the majority of the site except for the northern edge.
- Consultation with the coal authority is likely due to historic mining activities.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

was promoted by the owner and it is not in active use. The site may be viable however there are abnormal development costs which would need to be overcome as approximately 75% of the site is potentially contaminated due to Bignall Hill Colliery. The site has predominately durable boundaries with the countryside except for the western boundary which is less durable. A new durable Green Belt boundary would need to be created, if the site were to be developed.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: TK47

Site Reference	TK47				
Site Address	Land North of Peacock Hay Road, Chatterley Valley				
Ward	Talke & Butt Lane				
Existing Use	Agriculture with dense woodland to the north west forming part of Bathpool Park Site of Biological Importance.				
Site Area (Ha)	21.14				
Site Capacity	627 dwellings Site promoted for employment development.				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Bathpool Park Site of Biological Importance is located within the north western corner of the site. Bathpool Park Local Nature Reserve and Site of Biological Importance are located adjacent to the northern and north eastern boundary of the site. Harcastle Clump Ancient Woodland is also located adjacent to the northern boundary of the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land - site consists of Grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, there are three small areas of potentially contaminated land (medium contamination) dispersed across the site (located to the north and middle of the site).
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above)		Summary: Is the site achievable for development? (conclusion based on all of the above)	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – there are three small areas of potentially contaminated land (medium contamination) dispersed across the site (located to the north and middle of the site).	Site was promoted by owner and is not in active use and could be developed now.		The site is considered to be broadly viable although there are three small areas of potentially contaminated land (medium contamination).	
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site adjoins the Stoke-on-Trent urban area along the site's southern boundary.				
Is there access to open space within 800m or 10mins walk? ⁴²	Site is within 800m of an area of open space / greenspace – 0m to Bathpool Park.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is predominantly surrounded by open countryside and it is not in an established residential or employment area.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 952m to Springhead Community Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.86km to Chesterton Community Sports College.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.04km to Talke Clinic High Street, Talke.				
Access to a bus stop?	Bus stop is between 400m-800m of site – 626m to Oaktree Lane bus stop.				

⁴² All distances have been calculated 'as the crow flies'.

Access to a railway station?	Site is over 1.2km from a railway station – 2.41km to Kidsgrove rail station.		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Peacock Hay Road or Newcastle Road.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site adjoins the Stoke-on-Trent urban area along the site’s southern boundary. The site is predominantly surrounded by open countryside, and it is not in an established residential or employment area. The site has been promoted for employment use. There is dense woodland to the north west of the site forming part of Bathpool Park Site of Biological Importance. Bathpool Park Local Nature Reserve and Site of Biological Importance are located adjacent to the northern and north eastern boundary of the site. Harcastle Clump Ancient Woodland is also located adjacent to the northern boundary of the site. Access into the site could be created from Peacock Hay Road or Newcastle Road. The site is within 800m of an area of open space. The site is over 800m away from a primary school, a secondary school, a GP surgery, and a bus stop. The site consists of Grade 4 agricultural land. Consultation with the coal authority is likely due to historic mining activities. There are three small areas of potentially contaminated land (medium contamination) dispersed across the site (located to the north and middle of the site). The topography of the site is undulating. There are electricity pylons running across the site. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site adjoins the Stoke-on-Trent urban area along the site’s southern boundary. The site is predominantly surrounded by open countryside, and it is not in an established residential or employment area. The site has been promoted for employment use. The site has a number of suitability issues as Bathpool Park Site of Biological Importance is located within the north western corner of the site. Bathpool Park Local Nature Reserve and Site of Biological Importance are located adjacent to the northern and north eastern boundary of the site. Harcastle Clump Ancient Woodland is also located adjacent to the northern boundary of the site. In addition, there are three small areas of potentially contaminated land (medium contamination) dispersed across the site (located to the north and middle of the site) and consultation with the coal authority is likely due to historic mining activities. The site is over 800m away from a primary school, a secondary school, a GP surgery and a bus stop. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although there are three small areas of potentially contaminated land (medium contamination). The site has some existing durable boundaries with the countryside however the site’s western and south eastern boundaries are less durable. Therefore, a new durable boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	