



# Newcastle-Under-Lyme Borough Local Plan 2020-2040

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# 1. Introduction

- 1.1. This report sets out the site selection process which has been applied to identify sites for development in the Newcastle-under-Lyme Borough Council Local Plan.
- 1.2. The report explains how sites have been identified to meet the development requirements set out in the Local Plan.
- 1.3. The outcomes have been informed by the Sustainability Appraisal and Habitats Regulations Assessment.
- 1.4. This report should also be read alongside several evidence based documents including but not limited to the Strategic Employment Sites Assessment Report (Aspinall Verdi, 2024), Urban Capacity and Town Centre Regeneration Study (Aspinall Verdi, Turleys, 2024), Strategic Housing Land Availability Assessment (NUL, 2024), Green Belt Assessment (Arup, 2024, Part 4 assessment alongside previous part 1 – 3 reports), Strategic Flood Risk Assessment (JBA Consulting, 2024), Heritage Impact Assessment (Oxford Archaeology, 2024), Strategic Transport Assessment and other relevant parts of the Council's evidence base.



## 2. Site Selection Methodology

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

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

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

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

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

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

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

Then consider Green Belt sites for allocation

**Stage 6:** Public consultation and input from statutory consultees

**Stage 7:** Final site sift and site selection

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

### Stage 1: Establish a Pool of Sites (SHELAA)

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

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

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

Availability Assessments to set out that they should record both the potential for housing and employment land. The Council has published the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2024 and a detailed methodology which accompanies the study.

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

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

## Stage 2: First Site Sift

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

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

- Not available and/or not being actively promoted.
- Have planning permission as at 31.03.2023.
- Are in use (unless clear indication that use will cease).
- Contain showstoppers – Contain Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar sites, Site of special scientific interest (SSSI) or are in a Functional Floodplain (3b).

## Stage 3 Decision point

2.9. This stage took account of the up-to-date employment and housing land supply information as at the 31/03/2023 alongside the distribution to development to determine whether the site selection process was to continue. The assessment at this stage also took account of the spatial distribution by tier in the settlement hierarchy.

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

## Stage 4: Site assessment

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

2.12. Information collated through the site selection process has been prepared as evidence in the Local Plan. It is appreciated that, at planning application stage, more detailed work will take place. The evidence gathered at this stage for the Local Plan will inform the identification of suitable site options and Policy wording that will inform preferred sites proposed to be allocated through the Local Plan.

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

## Stage 5: Evaluation and initial recommendations

2.14. This stage evaluated the site selection process and considered the initial outcomes using professional planning judgement as to where additional information may be required. If there were sufficient suitable non-Green Belt sites to meet the indicative development figure of a settlement tier, then the work progressed to stage 6.

2.15. If, however, there were insufficient non-Green Belt sites identified to achieve the remaining indicative development figure of a settlement tier then further work would be undertaken on Green Belt options.

2.16. Initial recommendations were made as to which sites were considered most suitable at this stage for inclusion as preferred / non-preferred sites in the Local Plan, using an iterative approach of non-Green Belt, and then Green Belt sites, if needed. This process enabled the overall performance of each site, in relation to the information gathered in previous stages, to be considered. This stage involved the use of professional planning judgement when considering all the information that was gathered in relation to the sites, and the process of site selection.

## Stage 6: Public consultation and input from statutory consultees

2.17. The First Draft Local Plan set out an initial position on preferred / non preferred sites informed by the site selection process, with views and technical information collected during this stage. This allowed the Council the opportunity to refine its final site selection process.

2.18. Additional call for sites were submitted to the Council during the consultation stage which were subject to Stages 1-5 of the site selection methodology. Sites have been considered through an iterative process between the various stages of the site selection process.

## Stage 7: Final site selection

2.19. This stage is the final stage of the site selection process.

## Evidence Base

2.20. The site selection process and individual site assessments has been informed by a number of evidence-based documents, including but not limited to: -

- Sustainability Appraisal
- Habitats Regulations Assessment
- Strategic Housing and Employment Land Availability Assessment
- Landscape and Settlement Character Assessment work and Landscape work on sites
- Strategic Flood Risk Assessment
- Green Belt Assessment, parts 1, 2, 3 & 4
- Climate Change Adaptation and Mitigation Report
- Infrastructure Delivery Plan
- Strategic Employment Sites Study
- Viability Study
- Open Space and Green Infrastructure Strategy
- Playing Pitch Strategy
- Nature Recovery Mapping Report
- Heritage Impact Assessment
- Strategic Transport Assessment

### **3. Implementation of the Site Selection Methodology**

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

#### **Stage 1: Establish a Pool of sites (SHELAA)**

- 3.2. 333 sites were considered in the SHELAA. The list of sites included are listed in Appendix 1.

#### **Stage 2: First Site Sift**

- 3.3. A number of sites were considered and discounted at this stage following a site sift. The outcomes of the site sift process are highlighted in Appendix 1 alongside the reasons why the sites were discounted during the site sift stage. The remaining sites were considered reasonable alternatives that could be considered through the Plan making and SA process. Information on the outcomes of the Sustainability Appraisal process can be found within the Local Plan Sustainability Appraisal.

## 4. Overall Development Requirements

- 4.1. The housing requirement / monitoring position in the Borough was taken to be the 31 March 2023:-

*Table 1: Housing Requirement and Supply*

Elements of housing supply	Figures
Local Plan Housing Requirement	8,000 (400 dwellings per annum)
Employment Requirement	63 hectares
Total completions and commitments as at the 31 March 2023	3,369 dwellings
Residual target for Local Plan Allocations	4,512 dwellings

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

- The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 5,200 new homes
- The urban centre of Kidsgrove is expected to accommodate in the order of 800 new homes
- The rural centres are expected to accommodate development as shown below: -
  - Audley and Bignall End (joint): in the order of 250 new homes
  - Betley & Wrinnehill (joint) and Madeley & Madeley Heath (joint): in the order of 250 new homes
  - Loggerheads: in the order of 450 new homes
  - Baldwins Gate in the order of 250 new homes
  - Keele and Keele University (joint): in the order of 800 new homes

- 4.3. Existing commitments and completions in those area (for the period 2020 – 2023) will contribute towards meeting those indicative figures in each settlement.

- 4.4. For employment sites, the Council has taken the view to consider sites for employment development using an opportunity led approach to meet residual employment land requirements. The Council has looked to secure its existing employment supply identified in the Housing and Economic Needs Assessment (Turley's, 2024) and a number of sites are already included in the Council's existing supply. In relation to strategic employment sites, the Strategic Employment Site Study (Aspinall Verdi, 2024) has also reviewed the suitability of sites AB2, TK30 and KL15 to determine sites for allocation. The conclusions of that report are reflected in this study.

## 5. Role of Green Belt

- 5.1. The site selection process has sought to identify as many potential sites as possible in the urban area. However, should there be a need to accommodate growth in the Green Belt, then the Council has looked to maximise density on sites, where possible, where this did not result in detriment to amenity, character, landscape, and historic environment. Any future site allocation would also be the subject of policies in the Local Plan, including those relating to housing density.
- 5.2. The Newcastle-under-Lyme and Kidsgrove Urban Capacity and Town Centre Regeneration Study (May 2023) alongside the SHELAA has considered opportunities for residential development within the respective town centre boundaries. The Plan and site selection process will look to allocate suitable sites in and around the town centre.
- 5.3. The Council has also engaged with our neighbours, as demonstrated through our Duty-to-Co-operate Statement of Compliance, and asked whether they could accommodate some of the identified need for development. Despite best endeavours by all parties, this has not been possible.
- 5.4. Separate Plan Strategy papers have been produced in support of the Local Plan which has considered the position on strategic Exceptional Circumstances in respect of changes to the Green Belt.
- 5.5. Information on Green Belt sites have also been informed by the Ove Arup Green Belt Assessments (Parts 1, 2, 3 & 4). The Green Belt Assessment has considered several Green Belt sites during the development of the Plan and at various points in time. The Green Belt Assessment has undertaken site assessments which have looked at Green Belt purposes. For sites identified as making a 'weak' or 'moderate' overall contribution to Green Belt purposes, the study has then gone on to undertake a site assessment, looking at factors including suitable, available and achievable and advised on Green Belt implications and resultant boundaries. This has been used by the Council to inform the site selection process in Green Belt locations and the definition of Green Belt boundaries through the Local Plan.

## 6. Newcastle-under-Lyme (Strategic Centre)

Table 2: Newcastle-under-Lyme Summary Position

Ward(s)	Bradwell, Clayton, Crackley and Red Street, Cross Heath, Holditch and Chesterton, Knutton, May Bank, Silverdale, Thistleberry, Town, Westbury Park and Northwood, Westlands and Wolstanton
Target (dwellings)	In the order of 5,200 (shared across 13 wards)
Commitments and Completions	2,007
Indicative residual target	3,193 (shared across 13 wards)
Neighbourhood Plan allocations	N/A

### Stage 3: Decision point for Newcastle-under-Lyme

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

### Stage 4 & 5: Site Assessment and initial recommendations

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

Table 3: NUL Site Sift Outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
BW1	1.42	Chatterley Valley, Lowlands Road, Bradwell	Employment	Non-Green Belt
CH13	0.59	Castletown Grange, Douglas Road, Cross Heath	Housing	Non-Green Belt
CH14	0.69	Maryhill Day Centre, Wilmott Drive, Cross Heath	Housing	Non-Green Belt
CH3	3.80	Land at Hoon Avenue, Newcastle	Housing	Non-Green Belt
CL6	0.48	Stafford Crescent (garage site)	Housing	Non-Green Belt
CL8	2.06	Land East of Cambridge Drive (2), Clayton	Housing	Green Belt
CT1	22.69	Land at Red Street and High Carr Farm, Chesterton	Housing	Green Belt
CT10	4.16	Parkhouse Road West, Chesterton	Mixed Use	Non-Green Belt
CT20	8.88	Rowhurst Close, Chesterton	Employment	Non-Green Belt
CT25	8.27	Land off Audley Rd, Chesterton	Housing	Green Belt
HD10	13.2	Land south of Apedale Road, Holditch	Employment	Green Belt



KS11	0.57	Knutton Community Centre, High Street Knutton	Housing	Non-Green Belt
KS17	2.33	Knutton Recreation Centre, Knutton Lane	Housing	Non-Green Belt
KS18	0.12	Land North of Lower Milehouse Lane, Knutton	Housing	Non-Green Belt
KS19	0.08	Knutton Lane	Housing	Non-Green Belt
KS3	3.76	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Housing	Non-Green Belt
MB12	0.11	Stoneyfields Court, May Bank	Housing	Non-Green Belt
MB13	0.23	Hyacinth Court, May Bank	Housing	Non-Green Belt
MB15	0.11	The Hollies, May Bank	Housing	Non-Green Belt
SB12	1.79	Land adj to Clayton Lodge Hotel	Housing	Non-Green Belt
SP11	75.74	Former Keele Municipal Golf Course	Housing	Green Belt
SP12	2.01	Site off Glenwood Close, Silverdale	Housing	Green Belt
SP14	10.68	Site at Gallowtree Roundabout, Silverdale	Housing	Green Belt
SP2	0.26	Cheddar Drive, Silverdale	Housing	Non-Green Belt
SP22	0.70	Former playground off Ash Grove, Silverdale	Housing	Non-Green Belt
SP23	5.19	Land at Cemetery Road / Park Lane	Housing	Green Belt
TB6	0.34	Former Pool Dam Pub Site, Orme Road	Housing	Non-Green Belt
TB19	45.44	Land south of Newcastle Golf Club, Whitmore Road	Mixed Use	Green Belt
TB23	4.36	Land West of Galingale View, Thistleberry	Housing	Non-Green Belt
TB24	2.16	Land north of Butt's Walk, Gallowtree Roundabout	Housing	Green Belt
TC19	0.1	West Street Car Park	Housing	Non-Green Belt
TC20	0.34	King Street Car Park	Housing	Non-Green Belt
TC22	0.35	Marsh Parade, Newcastle (former Zanzibar night club)	Mixed Use	Non-Green Belt
TC40	0.20	Car Park, Blackfriars Road, Newcastle	Housing	Non-Green Belt
TC45	0.30	York Place, Newcastle Town Centre	Employment	Non-Green Belt
TC50	0.065	Cherry Orchard Car Park	Housing	Non-Green Belt
TC52	0.35	Goose Street Car Park	Housing	Non-Green Belt

TC7	1.92	Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle	Mixed Use	Non-Green Belt
TC71	0.326	Midway Car Park	Housing	Non-Green Belt
WS9	1.45	Land at Lamphouse Way, Wolstanton	Housing	Non-Green Belt

6.3. Of the 'pool' of sites considered in Newcastle-under-Lyme as set out in table 3 (above), a number are not in the Green Belt. The full assessment of the sites is included in Appendix 2, but a summary of the site assessment and conclusion for the sites not in Green Belt is presented in table 4 below: -

*Table 4: Non-Green Belt Sites in NUL*

Site Reference	Site Location	Commentary
BW1	Chatterley Valley, Lowlands Road, Bradwell	The site is an allocation in the Local Plan as it will result in supporting the employment land supply in the Council. The Economic Needs Assessment grades the site as good and suggests that it would be retained for employment uses. Further information is presented in Appendix 2 of the site selection report.
CH13	Castletown Grange, Douglas Road, Cross Heath	The site is an allocation in the Local Plan as it will result in the appropriate redevelopment of the brownfield site. Redevelopment of the site would result in the loss of 7 dwellings. Further information is presented in Appendix 2 of the site selection report.
CH14	Maryhill Day Centre, Wilmott Drive, Cross Heath	The site is an allocation in the Local Plan, for around 30 dwellings, as it is a brownfield site that will contribute towards development requirements in the Borough. Further information is presented in Appendix 2 of the site selection report.
CH3	Land at Hoon Avenue, Newcastle	The site is a commitment in the Local Plan as it was granted outline planning permission on appeal on the 29 February 2024 for 100 dwellings.
CL6	Stafford Crescent (garage site)	The site is not an allocation as it is irregular in shape and access to the site is constrained
CT10	Parkhouse Road West, Chesterton	The site is not an allocation due to impacts on amenity greenspace and the economic needs assessment grading the site as poor for employment development.

CT20	Rowhurst Close, Chesterton	The site is an allocation in the Local Plan for employment uses as the economic needs assessment suggests that the site is suitable for employment uses. Following the site selection process, it is proposed to be allocated for employment uses. Further information is included in Appendix 2.
KS11	Knutton Community Centre, High Street Knutton	The site is an allocation in the Local Plan, for around 9 dwellings, and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
KS17	Knutton Recreation Centre, Knutton Lane	The site is an allocation in the Local Plan, for around 55 dwellings, and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
KS18	Land North of Lower Milehouse Lane, Knutton	The site is a preferred site in the Local Plan, for around 10 dwellings, and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
KS19	Knutton Lane	The site is an allocation in the Local Plan, for around 5 dwellings, and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	The site is an allocation in the Local Plan, for around 150 dwellings, and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
MB12	Stoneyfields Court, May Bank	The site is not an allocation in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety. The site is in close proximity to a number of listed buildings / Conservation Area.
MB13	Hyacinth Court, May Bank	The site is not an allocation. It is currently a garage site and removing the garage may reduce car parking provision in the area. There may be some amenity concerns with the impacts on adjacent properties. The site is near the Brampton Conservation Area
MB15	The Hollies, May Bank	The site is not an allocation in the Plan. It is currently a garage block and there is uncertainty about the current use of the garages and whether the site is available for development in its entirety.

		The site is in close proximity to a number of listed buildings / Conservation Area.
SB12	Land adj to Clayton Lodge Hotel	The site is a commitment in the Local Plan as it has planning permission for 48 dwellings and is not under construction.
SP2	Cheddar Drive, Silverdale	The site is an allocation in the Local Plan, for around 8 dwellings, as it will contribute to the development requirements of the Borough. The site has previously had planning approval for residential development accepting the principle of residential development on the site. Further information is presented in Appendix 2 of the site selection report.
SP22	Former playground off Ash Grove, Silverdale	The site is an allocation in the Local Plan, for around 36 dwellings, as it will contribute to the development requirements of the Borough as a brownfield site. Further information is presented in Appendix 2 of the site selection report.
TB6	Former Pool Dam Pub Site, Orme Road	The site is an allocation in the Local Plan, for around 13 dwellings as it can contribute to the overall development requirements in the Borough as a brownfield site. Further information is presented in Appendix 2 of the site selection report.
TB23	Land West of Galingale View, Thistleberry	The site is an allocation in the Local Plan, for around 124 dwellings as it can contribute to the overall development requirements in the Borough. Further information is presented in Appendix 2 of the site selection report.
TC19	Hassell Street Car Park	The site is an allocation in the Local Plan, for around 5 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area, with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC20	King Street Car Park	The site is an allocation in the Local Plan, for around 10 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area, with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.

TC22	Marsh Parade, Newcastle (former Zanzibar night club)	The site is an allocation in the Local Plan, for around 70 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC40	Car Park, Blackfriars Road, Newcastle	The site is an allocation in the Local Plan, for around 10 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC45	York Place, Newcastle Town Centre	The site is an allocation in the Local Plan for employment / commercial purposes. Further information is presented in Appendix 2 of the site selection report.
TC50	Cherry Orchard Car Park	The site is an allocation in the Local Plan, for around 5 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area, with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC52	Goose Street Car Park	The site is an allocation in the Local Plan, for around 25 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area, with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC7	Land bound by Ryecroft, Ryebank , Merrial Street, Corporation Street and Liverpool Road, Newcastle	The site is an allocation in the Local Plan, for a mix of uses including around 75 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.
TC71	Midway Car Park	The site is an allocation in the Local Plan, for around 100 dwellings as it can contribute to the overall development requirements in the Borough. It is a brownfield site located in the urban area, with access to services and facilities. Further information is presented in Appendix 2 of the site selection report.

WS9	Land at Lamphouse Way, Wolstanton	This site has planning approval for 43 dwellings (reference 22/00796/FUL)
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- 6.4. Taking account of the sites proposed to be allocated in the table 4 above (approx.919 dwellings) alongside commitments and completions in Newcastle-under-Lyme, there is a still a need to consider Green Belt sites to meet the indicate development requirements in the strategic centre.
- 6.5. In line with Paragraph 147 of the National Planning Policy Framework (NPPF), the site selection process has looked to identify sites which have been previously developed (brownfield) sites and / or sites well served by public transport in the first instance.
- 6.6. Of the site options considered through this report, there are no previously developed sites in the Green Belt around the strategic centre of Newcastle-under-Lyme.
- 6.7. In terms of sites well served by public transport and looking at accessibility to public transport. The nearest Railway station is located at Kidsgrove. None of the sites are within 800 metres of the Railway Station. Looking at Green Belt sites within 400 metres of the bus stop and by contribution to Green Belt leads to the following list of sites: -

Table 5: Contribution to Green Belt Purposes of Sites in NUL

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
SP14	10.68	Site at Gallowtree Roundabout, Silverdale	Weak
TB24	2.16	Land north of Butt's Walk, Gallowtree Roundabout	Weak
CT1	22.69	Land at Red Street and High Carr Farm, Chesterton	Weak
TB19	45.44	Land south of Newcastle Golf Club, Whitmore Road	Moderate
SP11	75.74	Former Keele Municipal Golf Course	Moderate
CL8	2.06	Land East of Cambridge Drive, Clayton	Strong
CT25	8.27	Land off Audley Rd, Chesterton	Strong

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

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

Site Reference	Site Location	Commentary
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SP14	Site at Gallowtree Roundabout, Silverdale	The site is not an allocation. Steep topography prohibits development
TB24	Land north of Butt's Walk, Gallowtree Roundabout	The site is not an allocation. Steep topography prohibits development and proximity to roundabout presents access constraints.
CT1	Land at Red Street and High Carr Farm, Chesterton	The site is an allocation in the Local Plan, for around 530 dwellings, as it has the potential to contribute towards development requirements in the Borough subject to an appropriate buffer being provided between the site and the Green Belt. This site has also been considered in the Green Belt Part 4 Assessment. Further information is included in Appendix 2.

6.9. Taking account of the sites proposed to be allocated in the table above (around 530 dwellings), alongside sites not in the Green Belt (approx. 919 dwellings) alongside commitments and completions of 2,007 leads to a total of 3,456 dwellings. There is therefore still a need to consider Green Belt sites to meet the indicate development requirements in the strategic centre of Newcastle-under-Lyme.

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

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

Site Reference	Site Location	Commentary
TB19	Land south of Newcastle Golf Club, Whitmore Road	The site is an allocation in the Local Plan, for around 550 dwellings, as it can contribute to the overall development requirements in the Borough subject to creating a defensible boundary with the Green Belt. This site has also been considered in the Green Belt Part 4 Assessment. Further information is presented in Appendix 2 of the site selection report.
SP11	Former Keele Municipal Golf Course	<p>The site is an allocation in the Local Plan, for around 900 dwellings, as it can contribute to the overall development requirements in the Borough subject to the creation of a suitable boundary with the Green Belt. Further information is included in Appendix 2.</p> <p>The site promotor has split the site into individual parcels of land which have been considered through the Green Belt part 4 assessment.</p>

6.11. Taking account of the sites proposed to be allocated in the table above (around 1,450 dwellings) alongside sites not in the Green Belt (approx. 919 dwellings) alongside commitments and completions of 2,007 leads to a total of 4,906 dwellings. There is therefore still a need to consider Green Belt sites to meet the indicate development requirements in Newcastle-under-Lyme.

6.12. There are sites which are directly impacted by site SP11 through being adjacent to the site. The site assessments for the relevant sites are as follows: -

*Table 8: Site Assessments for NUL GB sites around SP11*

Site Reference	Site Location	Commentary
SP12	Site off Glenwood Close, Silverdale	The site is not an allocation in the Local Plan. There are concerns regarding access into the site which would require access via an incline and may have potential impacts on a site in the open space assessment. The site is also adjacent to Jobs Wood natural greenspace.
SP23	Land at Cemetery Road / Park Lane	The site is an allocation in the Local Plan, for around 200 dwellings as it can contribute to the overall development requirements in the Borough subject to the creation of a suitable boundary with the Green Belt and be considered alongside SP11. Further information is presented in Appendix 2 of the site selection report.

6.13. Taking into account the allocation of site SP23 leads to a total level of development in the Local Plan for Newcastle-under-Lyme of 5,106 dwellings. This position is in the order of 5,200 when considered alongside expected allowances for windfall development in the Borough over the Plan period.

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

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

Site Reference	Site Location	Commentary
CL8	Land East of Cambridge Drive, Clayton	The site is not an allocation as the site is in the Green Belt and makes a strong overall contribution to Green Belt purposes. Access into the site is constrained. The development may have potential ecological impacts on the ancient woodland and requires careful consideration. While the site offers access to a range of services and



		facilities, access via the relatively narrow Cambridge Drive presents challenges requiring mitigation.
CT25	Land off Audley Rd, Chesterton	The site is not an allocation as the site is located away from existing settlement and in Green Belt therefore could contribute to urban sprawl, poor access to services and facilities
HD10	Land south of Apedale Road, Holditch	The site is not an allocation in the Local Plan. The site is in the Green Belt and makes a strong contribution overall to Green Belt purposes. The site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'average'. The majority of the site is also a Biodiversity Alert Site (Apedale Disused Tip). Part of the site is affected by flood zones 2 and 3. The site has some access to services and facilities. There are potential surface water flooding impacts on site. The site is in a coal development risk area and mineral safeguarding area. Access via Apedale Road has no footpaths or street lighting.

## 7. Kidsgrove (Urban Centre)

Table 10: Kidsgrove Summary Position

Ward(s)	Kidsgrove and Ravenscliffe, Newchapel and Mow Cop, Talke and Butt Lane
Target (dwellings)	In the order of 800 (shared across 3 wards)
Commitments and Completions	170
Indicative residual target	630 (shared across 3 wards)
Neighbourhood Plan allocations	N/A

### Stage 3: Decision point for Kidsgrove

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

### Stage 4 & 5: Site Assessment and initial recommendations

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

Table 11: Kidsgrove Site Sift outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
BL18	13.45	Clough Hall Fields	Housing	Green Belt
BL24	0.27	Land adj 31 Banbury Street	Housing	Non-Green Belt
BL3	9.28	Land at Slacken Lane	Housing	Non-Green Belt
BL31	1.15	Land at Woodlands Farm, Church Lawton	Housing	Green Belt
BL32	0.85	Land at Congleton Road, Butt Lane	Mixed Use	Non-Green Belt
BL4	5.91	Land at Slacken Lane	Housing	Non-Green Belt
BL8	1.42	Land adj to roundabout at West Avenue	Mixed Use	Non-Green Belt
KG26	0.13	Land at Bedford Road	Housing	Non-Green Belt
KG6	0.18	William Road	Housing	Non-Green Belt
NC13	3.19	Land West of Bullockhouse Road, Harriseahead	Housing	Green Belt
NC5	8.11	Land south of Harriseahead, Harriseahead	Housing	Green Belt

NC77	3.05	Bent Farm, Newchapel	Mixed use	Green Belt
NC78	5.03	Land South of Pennyfield Road	Housing	Green Belt
NC80	8.78	Land South of Mow Cop Road	Housing	Green Belt
NC81	6.15	Mellors Bank, Mow Cop Road	Housing	Green Belt
NC83	0.27	Blue Pot Farm, Alderhay Lane	Housing	Green Belt
RC4	0.64	Kinnersley Street	Housing	Non-Green Belt
RC8	0.37	Land at Liverpool Road (Part of Birchenwood)	Housing	Non-Green Belt
RC11	15.41	Land at the end of Birchenwood Way, Kildsgrove	Housing	Green Belt
TK10	5.33	Land at Crown Bank	Housing	Green Belt
TK17	1.23	Land off St Martins Road	Housing	Green Belt
TK18	32.5	Jamage South, Land North of A500	Mixed use	Green Belt
TK24	1.38	Land off Coppice Road	Housing	Green Belt
TK25	22.8	Land south of Audley Road and West of Pitt Lane	Mixed Use	Green Belt
TK27	2.82	Land Off Coppice Road	Housing	Green Belt
TK29	0.65	Land at the end of Oak Tree Lane, Talk	Roadside Services	Green Belt
TK30	66.3	Land off Talke Road and A500	Mixed use	Green Belt Site considered in the Strategic Employment Needs Assessment
TK45	6.64	Land north of Peacock Hay Road	Employment	Green Belt
TK46	8.26	Jamage North Reclamation Site	Housing	Green Belt
TK47	21.14	Land north of Peacock Hay Road	Employment	Green Belt
TK6	0.46	Site at Coalpit Hill, Talke	Housing	Non-Green Belt

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

Table 12: Non-Green Belt Sites in Kildsgrove

Site Reference	Site Location	Commentary
BL24	Land adj 31 Banbury Street	The site is not an allocation in the Plan. The site is part of a coal authority high risk area and a mineral safeguarding area. There are potential issues with surface water and access into the site which would need to be mitigated.
BL3	Land at Slacken Lane	The site is not an allocation as it is a greenfield site. There are also concerns over highways access into the site. There are also heritage, amenity, topographical issues, and concerns regarding the loss of mature trees on site. The site is significant in scale, with associated

		highways, infrastructure and character and appearance impacts.
BL4	Land at Slacken Lane (revised boundary)	The site is not an allocation as it is a greenfield site. There are also concerns over highways access into the site. There are also heritage, amenity, topographical issues, and concerns regarding the loss of mature trees on site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts.
BL32	Land at Congleton Road, Butt Lane	The site is an allocation in the Local Plan, for around 20 dwellings as it contributes to the development requirements of the Borough. It is expected that highways access is to be taken from Knowles View. Further information is presented in Appendix 2 of the site selection report.
BL8	Land adj to roundabout at West Avenue	The site is an allocation in the Local Plan, for around 40 dwellings as it contributes to the development requirements of the Borough. The site previously had planning permission for residential development and so the site is considered suitable for residential uses, in principle. Further information is presented in Appendix 2 of the site selection report.
KG26	Land at Bedford Road	The site is not an allocation site due to impacts on amenity and harm to the character and appearance of the local area.
KG6	William Road	The site is an allocation in the Local Plan, for around 6 dwellings and contributes to the development requirements of the Borough. The site is in the urban area within an existing residential setting. Further information is presented in Appendix 2 of the site selection report.
RC4	Kinnersley Street	The site is not an allocation in the Local Plan due to the impacts of mature trees and topography, reducing the developable area.
RC8	Land at Liverpool Road (Part of Birchenwood)	The site is a commitment in the Plan for 7 dwellings. The site is under construction.
TK6	Site at Coalpit Hill, Talke	The site is an allocation in the Local Plan, for around 10 dwellings, as it will contribute to the development requirements of the Borough. The site is in the urban area and in an existing residential setting. The Economic Needs Assessment indicated that the site was more suited to residential development. Further information is presented in Appendix 2 of the site selection report.

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7.4. Taking account of the sites proposed to be allocated in the table above (approx. 83 dwellings), there is a need to consider Green Belt sites to meet the indicate development requirements in Kidsgrove

7.5. In line with Paragraph 147 of the NPPF, the site selection process has looked to identify sites which have been previously developed (brownfield) sites and /or sites well served by public transport in the first instance.

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

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

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

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
RC11	15.41	Land at the end of Birchenwood Way, Kidsgrove	Weak
TK17	1.24	Land off St Martins Road, Talke	Weak
BL18	13.45	Clough Hall Fields	Weak / Moderate
TK29	0.65	Land at the end of Oak Tree Lane, Talke	Weak
NC83	0.28	Blue Pot Farm, Alderhay Lane, Rookery	Moderate
TK24	1.38	Land off Coppice Road, Talke	Moderate
NC5	8.11	Land south of Harriseahead Lane	Moderate
TK27	2.82	Land off Coppice Road, Talke	Moderate
NC13	3.20	Land west of Bullockhouse Road, Harriseahead	Moderate
TK18	32.51	Jamage South, Land North of A500	Moderate
NC80	8.78	Land south of Mow Cop Road, Mow Cop	Moderate
NC81	6.15	Mellors Bank, Mow Cop Road, Mow Cop	Moderate
NC77	3.06	Bent Farm, Newchapel	Strong
TK10	5.33	Land at Crown Bank, Talke	Strong

NC78	5.03	Land south of Pennyfield Road, Newchapel	Strong
BL31	1.15	Woodlands Farm, Church Lawton	Strong

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

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

Site Reference	Site Location	Commentary
RC11	Land at the end of Birchenwood Way, Kidsgrove	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site borders the administrative areas of Stoke-on-Trent and therefore may present cross boundary issues. A site of Biological Importance occupies the northern part of the site. The site is in a development high risk area. There are overhead power lines on the site and the site is partially covered by natural and semi-natural greenspace in the Open Space Strategy. There are potential land contamination issues across the site.
TK17	Land off St Martins Road, Talke	The site is an allocation in the Local Plan, for around 40 dwellings, as it will contribute to the development requirements of Kidsgrove subject to a new boundary being created between the site and the Green Belt. Further information is presented in Appendix 2 of the site selection report.
BL18	Clough Hall Fields	The site makes a weak contribution to Green Belt purposes. The site is considered an allocation in the Local Plan as it will contribute to the development requirements in the Borough subject to a new boundary being created between the site and the Green Belt and appropriate fowl and surface water drainage and water management evidence. The allocation is proposed for around 150 dwellings. Further details are included in appendix 2.
TK29	Land at the end of Oak Tree Lane, Talke	The site is not an allocation in the Local Plan. It is in the Green Belt and is being promoted for roadside uses including an electric car charging station. The site is in the Green Belt, it is not considered at this time that there is sufficient evidence for the exceptional circumstances required to take the site out of the Green Belt for a roadside use, including electric vehicle charging.

7.9. Taking account of commitments and completions (170 dwellings), sites outside of the Green Belt (83 dwellings) and sites that are within 400m of a bus stop and make

a weak contribution to Green Belt purposes (190 dwellings) leads to a total of 443 dwellings compared to an overall indicative requirement in the order of 800 dwellings. The overall development requirements for Kidsgrove have not been met. Therefore, it is necessary to look at sites that make a 'moderate' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2 and the outcomes of this assessment are included below: -

*Table 15: Site Assessment for Kidsgrove GB Sites (Moderate Contribution)*

Site Reference	Site Location	Commentary
NC83	Blue Pot Farm, Alderhay Lane, Rookery	The site is not an allocation as it is in the Green Belt and disconnected from the urban area with poor access to a range of services.
TK24	Land off Coppice Road, Talke	The site is not an allocation as it is a greenfield site that makes a moderate contribution to Green Belt purposes. There are also concerns regarding the loss of agricultural land and surface water flooding impacts. The site has limited access to a range of services and facilities.
NC5	Land South of Harriseahead, Harriseahead	The site is not an allocation. The site is a greenfield site and in the Green Belt. There is uncertainty as to the access arrangements into the site.
TK27	Land off Coppice Road, Talke	The site is an allocation in the Local Plan as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt. The allocation is proposed for around 90 dwellings. Further information is presented in Appendix 2 of the site selection report.
NC13	Land west of Bullockhouse Road, Harriseahead	The site is an allocation in the Local Plan as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt and appropriate fowl and surface water drainage and water management evidence. The allocation is proposed for around 100 dwellings. Further information is included in Appendix 2.
TK18	Jamage South, Land North of A500	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. Ancient woodland, Local Nature Reserve, and a Site of Biological Importance (all part of Parrot's Drumble) adjoins most of the western boundary. The site is significant in scale, with

		associated highways, infrastructure and character and appearance impacts
NC80	Land south of Mow Cop Road, Mow Cop	The site is not an allocation as it is a greenfield site that makes a moderate contribution to Green Belt purposes. The site is of scale and part of the site was formerly used as a brickwork / landfill site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
NC81	Mellors Bank, Mow Cop Road, Mow Cop	The site is not an allocation as it is a greenfield site that makes a moderate contribution to Green Belt purposes. There are also concerns as to access arrangements into the site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts

7.10. Considering the sites proposed to be allocated in Table 15 to the ongoing alongside previous totals leads to a total of 633 dwellings. The overall development requirements for Kidsgrove have not been met. Therefore, it is necessary to look at sites that make a 'strong' contribution to Green Belt purposes within 400 metres of a bus stop.

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

Site Reference	Site Location	Commentary
BL31	Woodlands Farm, Church Lawton	The site is not an allocation as it makes a strong contribution to Green Belt purposes and has a number of listed buildings and a Conservation Area within 150m. Part of the site encroaches into Cheshire East.
TK10	Land at Crown Bank, Talke	The site is an allocation in the Local Plan, for around 170 dwellings, as it will contribute to the development requirements of the Borough subject to a new boundary being created between the site and the Green Belt and appropriate consideration of the site's proximity to the Talke Conservation Area. Further information is presented in Appendix 2 of the site selection report.
NC77	Bent Farm, Newchapel	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site overlaps into the administrative area of Stoke-on-Trent with cross boundary considerations. In terms of locational sustainability, the site has poor access to certain services and facilities. Access would need to be confirmed from Newtown / Turnhurst Road. There is a



		surface water flood risk on the site which would require mitigation.
NC78	Land south of Pennyfield Road, Newchapel	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. There are also access concerns into the site.

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

Table 17: Site Assessment for TK10

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

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

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

Table 18: Other GB sites considered in Kidsgrove

Site Ref	Site Size	Site Location	Contribution to Green Belt Purposes
TK45	6.65	Land North of Peacock Hay Road, Chatterley Valley	Moderate
TK46	8.26	Jamage North Reclamation Site, Talke	Moderate
TK47	21.14	Land North of Peacock Hay Road, Chatterley Valley	Moderate
TK30	Circa 66	Land off Talke Road and A500, Talke	Moderate
TK25	22.79	Land South of Audley Road and West of Pit Lane	Strong

7.14. The sites listed in table 18 were assessed and the outcomes of the site assessment are outlined in table 19 and in Appendix 2: -

Table 19: Outcome of site assessments for the remaining Kidsgrove sites

Site Reference	Site Location	Commentary
TK45	Land North of Peacock Hay Road, Chatterley Valley	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site has poor access to a range of services and facilities. Part of the site is identified in the Open Space Strategy and there are potential site-specific issues including the presence of overhead power lines etc.
TK46	Jamage North Reclamation Site, Talke	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. Part of the site is wooded and there are also access concerns and amenity issues given the sites proximity to the A500. There may also be site specific contamination issues.
TK25	Land South of Audley Road and West of Pit Lane	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. A site of biological importance, local nature reserve and ancient woodland (Parrot's Drumble) adjoins the south western boundary. The site has poor access to a range of services and facilities. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
TK47	Land North of Peacock Hay Road, Chatterley Valley	The site is not an allocation as it is a greenfield site that makes a strong contribution to Green Belt purposes. The site is adjacent to ancient woodland and a site of biological importance. The site has poor access to a range of services and facilities
TK30	Land off Talke Road and A500, Talke	The site is currently non preferred as it is a greenfield site. It is the Green Belt and makes a moderate contribution to Green Belt purposes. The site is adjacent to Bignall End Coal Yards Local Wildlife Site. The site consists of Grade 3 agricultural land. The site contains areas of potential contamination and mining history that would require mitigation / further assessment. The site is in close proximity to Grade II

		<p>listed Wedgewood Monument. The site has been assessed through the Strategic Employment Sites Assessment which has indicated that there are potential issues to overcome including highways, historic land contamination / mining activity, ecology, topography, and impacts on the setting of the Wedgewood Monument. The site has poor access to a range of services and facilities.</p>
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## 8. Audley (Rural Centre)

Table 20: Audley Summary Position

Ward(s)	Audley
Target (dwellings)	250
Commitments and Completions	85
Indicative residual target	165
Neighbourhood Plan allocations	N/A

### Stage 3: Decision point for Audley

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

### Stage 4 & 5: Site Assessment and initial recommendations

8.2. The sites considered in Audley, following the stage 2 site sift, are listed in table 21 below: -

Table 21: Audley Site Sift Outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
AB12	6.35	Land East of Diglake Street, Bignall End	Housing	Green Belt
AB15	1.55	Land North of Vernon Avenue, Audley	Housing	Green Belt
AB16	28.44	Land off Boyles Hall Road, Bignall End	Housing	Green Belt
AB2	78.38	Land adjoining corner of A500 and M6 southbound	Employment	Green Belt. Site considered in the Strategic Employment Needs Assessment
AB22	15.19	Wall Farm, Audley	Housing	Green Belt
AB24	0.43	Land at Barthomley Road, Audley	Housing	Green Belt
AB27	0.29	Land South of Apedale Road, Wood Lane	Housing	Non-Green Belt
AB30	9.35	Land between Bignall End and Boon Hill, Audley	Housing	Green Belt
AB32	0.98	Land Nursery Gardens, Audley	Housing	Green Belt
AB33	2.74	Land off Nantwich Road / Park Lane (1) Audley	Housing	Green Belt
AB34	11.13	Land off Nantwich Road / Park Lane (2) Audley	Housing	Green Belt
AB37	13.04	Land East of Alsager Road (1), Audley	Housing	Green Belt
AB4	5.06	Land off Alsager Road, North of Audley	Housing	Green Belt

AB72	4.12	Land East of Wereton Road, Audley	Housing	Green Belt
AB73	0.50	Land West of Wereton Road, Audley	Housing	Green Belt
AB75	6.19	Land west of Bignall End Road	Housing	Green Belt
AB77	27.03	Corner House Farm, Alsager Road, Audley	Housing	Green Belt
AB78	3.52	Land North of Cross Lane, Audley	Housing	Green Belt
AB79	18.66	Land South of Cross Lane, Audley	Housing	Green Belt
HD26	1.79	Land South of Shralebrook Road, Halmerend	Housing	Green Belt
HM10	2.15	Land off Victoria Avenue, Miles Green	Housing	Green Belt
HM15	0.26	Land south of Leycett Road, Scot Hay	Housing	Green Belt
HM20	3.65	Land off Crackley Lane, Audley	Housing	Green Belt
HM22	1.66	Land adj Holly House, Crackley Lane, Scot Hay	Housing	Green Belt
HM23	2.06	Land off Leycett Road, Audley	Housing	Green Belt
HM62	1.03	Land south of Blackbank Road, Alsager's Bank	Housing	Green Belt
HM63	0.53	Land off Scott Hay Road, Audley	Housing	Green Belt
HM66	2.25	Land South of Hougher Wall Road, Audley	Housing	Green Belt
HM8	5.25	Land West of Heathcote Road, Miles Green	Housing	Green Belt

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

Table 22: Non-Green Belt sites in Audley

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

8.4. To meet the indicative development requirements in Audley, it is necessary to consider Green Belt sites. In line with Paragraph 147 of the NPPF, the site selection process has looked to identify sites which have been previously developed (brownfield) sites and / or sites well served by public transport in the first instance.

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

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

Table 23: Contribution to Green Belt Purposes of Sites in Audley

Site Ref	Site Size	Site Location	Contribution to Green Belt purposes
HD26	1.78	Land South of Shraleybrook Road, Halmerend	Weak
AB24	0.43	Land at Barthomley Road	Weak
AB22	15.18	Wall Farm, Audley	Moderate
HM15	0.26	Land south of Leycett Road, Scot Hay	Moderate
HM20	3.6	Land off Crackley Lane, Audley	Moderate
HM23	2.06	Land off Leycett Road, Audley	Moderate
HM62	1.03	Land south of Blackbank Road, Alsager's Bank	Moderate
HM63	0.53	Land off Scott Hay Road, Audley	Moderate
AB15	1.55	Land North of Vernon Avenue, Audley	Moderate
AB73	0.50	Land West of Wereton Road, Audley	Strong
AB16	28.44	Land off Boyles Hall Road, Bignall End	Strong
HM10	2.15	Land off Victoria Avenue, Miles Green	Strong
AB32	0.98	Land Nursery Gardens, Audley	Strong
AB33	2.74	Land off Nantwich Road / Park Lane (1) Audley	Strong
AB75	5.66	Land west of Bignall End Road	Strong
AB12	6.35	Land East of Diglake Street, Bignall End	Strong
HM22	1.66	Land adj Holly House, Crackley Lane, Scot Hay	Strong
AB30	17.96	Land between Bignall End and Boon Hill, Audley	Strong
HM8	5.25	Land West of Heathcote Road, Miles Green	Strong
AB72	4.12	Land East of Wereton Road, Audley	Strong
HM66	2.25	Land South of Hougher Wall Road, Audley	Strong

8.7. Looking at the potential sites, that are within 400m of a bus stop make a 'weak' contribution to Green Belt purposes, leads to the site assessments presented in Appendix 2 and summarised in table 24 (below): -

Table 24: Site Assessments for Audley GB Sites (Weak Contribution)

Site Reference	Site Location	Commentary
HD26	Land South of Shraleybrook Road, Halmerend	The site is not an allocation as it is a greenfield site. The site is a Green Belt site albeit it makes a weak contribution to Green Belt purposes. The site is detached from Audley and Bignall End and borders the Halmer End settlement. The site adjoins a site of biological

		importance and there are contamination and access concerns into the site.
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8.8. The overall development requirements for Audley have not been met. Therefore, it is necessary to look at sites that make a 'moderate' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2, but a summary position is outlined in table 25 below. The outcomes of the site assessment are presented in Appendix 2, also included in summary below (in table 25).

*Table 25: Site Assessments for Audley GB Sites (Moderate Contribution)*

Site Reference	Site Location	Commentary
AB22	Wall Farm, Audley	The site is not an allocation as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts and would result in the loss of agricultural land.
AB73	Land West of Wereton Road, Audley	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is disconnected from Audley. There are also access concerns (highways and sustainable transport) into the site.
HM15	Land south of Leycett Road, Scot Hay	The site is not an allocation as it is a greenfield site. The site is a Green Belt site and makes a moderate contribution to Green Belt purposes. The site is detached from Audley and Bignall End and is in the Scot Hay settlement. The site has poor access to services and facilities.
HM20	Land off Crackley Lane, Audley	The site is not an allocation. The site is not currently preferred as it's a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is detached from rural centres in the Plan. There is a biodiversity alert site within 400m. Limited access to services and facilities. The site falls partially in the open space strategy.
HM23	Land off Leycett Road	The site is not an allocation. The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from settlements. The site is located close to Biodiversity Alert sites. The site has limited access to services and facilities.
HM62	Land south of Blackbank Road, Alsager's Bank	The site is not an allocation. The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. Ancient woodland is within 800m of the site. The site is isolated and disconnected from settlements. The site is located in close proximity to Biodiversity Alert sites. The site has limited access to services and facilities.
HM63	Land off Scot Hay Road	The site is not an allocation. It is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site has a constrained access and a bend along Scot Hay Road. The site is irregular in shape. The site is adjacent to Alsagers Bank which is

		in the other settlements and rural area tier of the settlement hierarchy.
AB15	Land north of Vernon Avenue, Audley	<p>The site is an allocation in the Local Plan as it has the potential to contribute towards the development requirements in Audley and 'round off' the Green Belt boundary subject to an appropriate landscape buffer being provided between the site and the open countryside / Green Belt. The site is a preferred site for 33 dwellings.</p> <p>In line the Green Belt Assessment (Ove Arup 2024), 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. Further information is included in Appendix 2 of the site selection report.</p>
AB33	Land off Nantwich Road / Park Lane	<p>The site is an allocation in the Local Plan as it has the potential to contribute towards development requirements subject to an appropriate landscape buffer being provided between the site and the open countryside and Green Belt. The site is a preferred site for around 55 dwellings.</p> <p>The site makes a moderate contribution to Green Belt purposes. 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.</p> <p>Further information is included in Appendix 2 of the site selection report.</p>

8.9. The allocation of the site at land north of Vernon Avenue, Audley is for 33 dwellings and AB33 for around 55 dwellings.

8.10. The overall development requirements for Audley have not been met. Therefore, it is necessary to look at sites that make a 'strong' contribution to Green Belt purposes. The full assessment of the sites is included in Appendix 2, but a summary of the outcomes is presented in table 26 below: -

*Table 26: Site Assessments for Audley GB sites (Strong Contribution)*

Site Reference	Site Location	Commentary
HM10	Land off Victoria Avenue	The site is not an allocation. The site makes a strong contribution to Green Belt purposes. Due to its shape and orientation the site protrudes into the open countryside with associated landscape impacts. The site is detached from Audley and Bignal End and borders the Miles Green settlement, which is in the



		other settlements and rural area tier of the settlement hierarchy.
AB16	Land off Boyles Hall Road, Bignall End	The site is not an allocation. The site is a greenfield site. It is also within the Green Belt and makes a strong contribution to Green Belt purposes. The site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Audley Conservation Area is located in very close proximity to the north-western boundary. Access is likely to require further consideration as it is assumed to be taken from Boyles Hall Road, which is unclassified. The site is of scale in the Green Belt with associated impacts.
AB32	Land off Nursery Gardens	The site is not an allocation. It is a greenfield site and makes a strong contribution overall to Green Belt purposes. The site is Grade 3 Agricultural Land and is part covered by a Mineral Safeguarded Area. Sewers run through the site and there is a record of sewer flooding in the vicinity, all of which would need to be mitigated. Audley Conservation Area is within 150m of the site and there are 2 listed buildings within 250m. An appropriate landscape buffer would need to be provided between the site and the open countryside. There are concerns regarding the availability of access routes into the site, particularly via Nursery Gardens access.
AB75	Land west of Bignall End Road	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. There are concerns over surface water flooding impacts that would have to be mitigated. A Biodiversity Alert Site adjoins the north-eastern boundary. The site is located in a mineral safeguarding area / coal development high risk area. The site is located outside of the development boundary with part of the site physically disconnected from the settlement.
AB12	Land east of Diglake Street, Bignall End	The site is an allocation in the Local Plan as it has the potential to contribute towards development requirements in the Borough and 'round off' the Green Belt boundary to the north if Audley subject to an appropriate landscape buffer being provided to the north of the site with the Green Belt. The site is a preferred site for around 125 dwellings.  Further information is presented in Appendix 2 of the site selection report.
HM22	Land adj Holly House, Crackley Lane, Scot Hay	The site is not an allocation. The site makes a moderate contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End and there are concerns regarding the locational accessibility of the site. Poor access to services and facilities

AB30	Land between Bignall End and Boon Hill	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site makes a strong contribution to maintaining the gap between Bignall End and Wood Lane. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
HM8	Land west of Heathcote Road, Miles Green	The site is not an allocation as it is a greenfield site. The site is a Green Belt site and makes a strong contribution to Green Belt purposes. The site makes an important contribution to the separation of Halmer End and Miles Green.
AB72	Land East of Wereton Road	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is detached from Audley and Bignall End and would result in the loss of agricultural land. There are also concerns over access to the site, particularly as there are no public footpaths on the site side.
HM66	Land South of Hougher Wall Road	The site is not an allocation as it is a greenfield site. The site is a Green Belt site and makes a strong contribution to Green Belt purposes. The site would result in the loss of agricultural land and there is potential surface water flood risk that would need to be mitigated. Further information is required regarding access arrangements into the site.

8.11. As the Green Belt Assessment (Ove Arup) has concluded that site (AB12) makes a strong contribution to Green Belt purposes, it is necessary to look at the key questions set out in the Ove Arup Green Belt assessment: -

Table 27: Site Assessment for AB12

AB12	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1: Development of the site would not represent urban sprawl as the site is not connected to the large built-up area of Newcastle-under-Lyme</p> <p>Purpose 2: Development of the site would not result in neighbouring towns merging.</p> <p>Purpose 3 Development would entail a small incursion into the undeveloped countryside relative to the size of Bignal End</p> <p>Purpose 4: The site is adjacent to Bignal End. The sites are within proximity to the Audley Conservation Area but there is a separation between the site and the Area. Overall development would not impact on the setting or character of the historic area.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are sites recommended in Audley / Bignal End. There is separation between the sites and therefore it is not considered that there a specific cumulative impact of the site to the above.

Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	There are existing field boundaries. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.
Conclusion	The site makes a strong contribution to Green Belt purposes. Development of this site would not represent urban sprawl; it would not result in neighbouring towns merging and would not significantly impact upon the setting or character of the historic town. Overall, the removal of this site from the Green Belt would not significantly harm the overall function and integrity of the Green Belt. If taken forward, the accompanying site policy should ensure that the boundary is strengthened to create a recognisable and permanent Green Belt boundary.

8.12. The identification of sites AB15, AB33 and AB12 alongside commitments and completions should ensure that indicative development requirements are met in Audley.

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

*Table 28: Other GB sites considered in Audley*

Site Ref	Site Size	Site Location	Contribution to Green Belt Purposes
AB24	0.41	Land at Barthomley Road, Audley	Weak
AB34	11.13	Land off Nantwich Road / Park Lane Audley	Moderate
AB37	13.04	Land East of Alsager Road, Audley	Strong
AB4	5.06	Land off Alsager Road, North of Audley	Strong
AB77	27.03	Corner House Farm, Alsager Road, Audley	Strong
AB78	3.52	Land North of Cross Lane, Audley	Strong
AB79	18.66	Land South of Cross Lane, Audley	Strong

8.14. The sites listed above were assessed. Further analysis is presented in Appendix 2 and the outcomes summarised in table 29 (below).

*Table 29: Outcomes of site assessments for the remaining Audley sites*

Site Reference	Site Location	Commentary
AB24	Land at Barthomley Road	The site is not an allocation as it is a greenfield site. The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable for housing as it does not promote sustainable growth - it is completely detached from Audley (approximately 550m away) and, whilst surrounded by existing residential (ribbon) development, it is within the open countryside and is not linked to Audley by an adjacent

		site. Given the location of the site there are concerns regarding access to services and facilities.
AB34	Land off Nantwich Road / Park Lane Audley	The site is not an allocation as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts, and would result in the loss of agricultural land and may have an impact on Kent Hill Quarry. Poor access to services and facilities. The site is disconnected and is approximately 150m away from the inset settlement of Audley.
AB37	Land East of Alsager Road, Audley	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site also has ecological and flooding concerns that would require mitigation. The site is in close proximity to Audley Conservation Area and Audley Castle Hill Motte Scheduled Monument. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts
AB4	Land off Alsager Road, North of Audley	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End. The site has poor access to a range of services and facilities and is near the A500, with associated amenity impacts.
AB77	Corner House Farm, Alsager Road, Audley	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. There are also concerns over surface water flooding impacts and the impact of the adjacent Wastewater Treatment Works. The site is extensive in scale and disconnected from Audley. Poor access to services and facilities
AB78	Land North of Cross Lane, Audley	The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End. Poor access to services and facilities
AB79	Land South of Cross Lane, Audley	The site is not an allocation, it makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from Audley and Bignall End and there are concerns regarding access into the site. Poor access to services and facilities

8.15. Alongside the identification of sites for housing, it is also important to consider employment requirements. As outlined earlier in the report, it has been necessary to look at employment sites on an opportunity basis. Alongside the site selection report, consultants Aspinall Verdi have considered the role of strategic employment sites in the borough (sites AB2, KL15 and TK30). Site AB2 has been considered through the site selection report to determine its suitability to help meet the Council's identified employment needs. Table 30 below, sets out the conclusions from the site selection assessment of site AB2:-

Table 30: Site Assessment Outcomes - AB2

Site Reference	Site Location	Commentary
AB2	Land adjoining A500 and M6 J16 Southbound	The site is an allocation in the Local Plan. It has been considered through the Strategic Employment Sites Assessment and this site selection report which has determined that the site could provide for future logistics employment and play a sub-regional role in the Local Plan. Mitigation measures would be required to support development at this location. Further information is included in Appendix 2.

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

Table 31: Betley and Wrinehill and Madeley and Madeley Heath (Rural Centre)

Ward(s)	Madeley and Betley
Target (dwellings)	250
Commitments and Completions	138
Indicative residual target	112
Neighbourhood Plan allocations	N/A

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

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

### Stage 4 & 5: Site Assessment and initial recommendations

9.2. The sites considered in Betley and Wrinehill & Madeley and Madeley Heath, following the stage 3 site sift, are listed in table 32 (below): -

Table 32: Betley and Wrinehill & Madeley and Madeley Heath (Rural Centres) Site Sift Outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
HM28	0.23	Land off East Lawns, Betley	Housing	Non-Green Belt
HM29	0.32	Lord Nelson Farm, Wrinehill	Housing	Green Belt
HM4	1.13	Land corner of Main Road and Checkley Lane	Housing	Green Belt
HM7	2.12	Land off Crackow Moss Lane Main Road, Betley	Housing	Green Belt
MD11	2.93	Land area 6 at Marley Eternit Tiles, Madeley Heath	Mixed use	Non-Green Belt
MD12	16.83	Land area 2 at Marley Eternit Tiles, Madeley Heath	Housing	Green Belt
MD13	10.32	Land at Windy Arbour Farm, Madeley	Housing	Green Belt
MD18	4.32	Land West of Furnace Lane, Madeley	Housing	Green Belt
MD19	1.55	Land East of Furnace Lane	Housing	Green Belt
MD2	1.36	Land at Elmside Garden Centre	Housing	Green Belt
MD20	39.13	Brook House Farm	Housing	Green Belt

MD25	0.74	Land south of Bar Hill	Housing	Non-Green Belt
MD29	15.70	Land north of Bar Hill	Housing	Non-Green Belt
MD30	0.74	Land West of Bar Hill	Housing	Non-Green Belt
MD32	1.64h	Land Adj to Rowley House, Moss Lane	Housing	Non-Green Belt
MD33	1.87	Land West of Manor Road	Housing	Non-Green Belt
MD34	9.28	Land East of Bowsey Wood Road	Housing	Green Belt
MD39	1.3	Land at Red Lane, Wayside	Housing	Non-Green Belt
MD40	0.24	Land Adj to Fern Dene	Housing	Non-Green Belt
MD5	0.88	The Old Wharf, Madeley Heath	Housing	Non-Green Belt
MD56	14.84	Land off Heighly Castle Way	Housing	Green Belt

9.3. Of the 'pool' of sites considered, the following sites are not in the Green Belt. The full assessment of the sites is included in Appendix 2, but a summary of the conclusion of the site assessment of this site is presented in table 33 (below): -

*Table 33: Non-Green Belt Sites in Betley and Wrinehill & Madeley and Madeley Heath*

Site Reference	Site Location	Commentary
HM28	Land off East Lawns, Betley	The site is not an allocation as it adjoins the Betley Conservation Area and a number of listed buildings. The site is irregular in shape. There is also some uncertainty about the availability of the site as it is a garage site. The site is also an irregular shape.
MD11	Land area 6 at Marley Eternit Tiles, Madeley Heath	The site is not an allocation. A Site of Biological Importance adjoins part of the northern boundary. Constrained access via Honeywall Lane which is narrow and has no footpaths or street lighting. The site has poor access to a range of services and facilities. Surface water flood risk (1 in 30 years). Mineral safeguarding area.
MD25	Land south of Bar Hill	The site is not an allocation. The site has an irregular shape. Surface water flood risk (1 in 30 years). Mineral safeguarding area. The site is grade 3 agricultural land.
MD29	Land north of Bar Hill	The site is an allocation in the Local Plan as it has the potential to contribute towards development requirements in the Borough. The capacity of the site has been reduced to around 150 dwellings. Further information is presented in Appendix 2 of the site selection report.
MD30	Land West of Bar Hill	The site is not an allocation. Mineral safeguarding area. Falls within 200m HS2 buffer. It is a greenfield site that is disconnected from Madeley.

MD32	Land Adj to Rowley House, Moss Lane	The site is not an allocation. Surface water flood risk (1 in 30 years). Mineral safeguarding area. Proximity to West Coast mainline.
MD33	Land West of Manor Road	The site is not an allocation. Irregular shape site. Mineral safeguarding area. Proximity to West Coast mainline. Conservation area & listed building proximity
MD39	Land at Red Lane, Wayside	The site is not an allocation. Constrained access via Red Lane which is a single lane track with no public footpaths or street lighting. Mineral safeguarding area.
MD40	Land Adj to Fern Dene	The site is not an allocation. Mature trees on site. Sewage works to the north could raise amenity concerns (odour). Mineral safeguarding area.
MD5	The Old Wharf, Madeley Heath	The site is not an allocation. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. The site has limited access to a range of services and facilities. Mineral safeguarding area. Surface water flood risk (1 in 30 years).

9.4. The proposed allocation of MD29 (Land north of Bar Hill) for around 150 dwellings, when considered alongside commitments and completions is in the order of the indicative development requirements for the area. Therefore, there is no need to consider Green Belt release. For completeness, site assessments have been undertaken for Green Belt sites at Betley and Wrinehill and Madeley and Madeley Heath. These are included in Appendix 2 and a summary provided in table 34 (below):-

Table 34: Green Belt Sites Madeley and Madeley Heath

Site Reference	Site Location	Commentary
HM29	Lord Nelson Farm, Wrinehill	The site is not currently preferred as it is a greenfield site. The site is in the Green Belt and is disconnected from Betley and Madeley. The site has limited access to a range of services and facilities
HM4	Land corner of Main Road and Checkley Lane	The site is not currently preferred as it is a greenfield site. The site is in the Green Belt and is disconnected from Betley and Madeley. The site has limited access to a range of services and facilities
HM7	Land off Crackow Moss Lane Main Road, Betley	The site is not currently a preferred site. The site is in the Green Belt and makes a strong contribution to Green Belt purposes. The site borders a site of biological importance. Betley Mere (RAMSAR and SSSI) are also within 400m of the site. The site has a steep topography and mature trees on site. Limited access to services and facilities. A number of heritage assets are in close proximity. There are also access concerns into the site.
MD12	Land area 2 at Marley Eternit Tiles, Madeley Heath	The site is not currently a preferred site. The site makes a moderate contribution to Green Belt purposes. The M6 motorway runs adjacent to the western boundary which would raise amenity concerns. An area within the north western boundary



		is affected by flood zones 2 and 3, and consists of a Biodiversity Alert Site. Some mature trees also on site.
MD13	Land at Windy Arbour Farm, Madeley	The site is not currently a preferred site. The site makes a strong contribution to Green Belt purposes. Constrained access via New Road / Bowsey Wood Road. However, sections of the road do not have footpaths or street lighting. Tree Preservation Order and overhead power line on site. Surface water flood risk potentially on part of the site.
MD18	Land West of Furnace Lane, Madeley	The site is not currently a preferred site. The site makes a moderate contribution to Green Belt purposes. Constrained access via Furnace Lane which is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on site. A sewage works adjoins part of the southern boundary which could raise potential amenity and environmental health concerns. Surface water flood risk potentially on part of the site.
MD19	Land East of Furnace Lane	The site is not currently a preferred site. The site makes a strong contribution to Green Belt purposes. Highway access is constrained as it appears suitable access arrangements may involve a connection from Arbour Close onto an open space site (identified in the Open Space Strategy 2022). Access via Furnace Lane is a single lane road with no footpaths or street lighting. A sewage works is in close proximity to the site which could raise potential amenity and environmental health concerns.
MD2	Land at Elmside Garden Centre	The site is not currently a preferred site. The site is in the Green Belt. It makes a weak contribution overall to Green Belt purposes. The site is detached & isolated from settlement. Poor access to services and facilities. In operational use as a garden centre.
MD20	Brook House Farm	The site is not currently a preferred site. The site makes a strong contribution overall to Green Belt purposes. Flood zones 2 & 3. Abuts M6 motorway.
MD34	Land East of Bowsey Wood Road	The site is not currently a preferred site. The site makes a moderate contribution overall to Green Belt purposes. Mineral safeguarding area. Access via Bowsey Wood Road has no public footpaths or street lighting. Topography. Tree Preservation Order on site.
MD56	Land off Heighly Castle Way	The site is not currently a preferred site. The site makes a moderate contribution to Green Belt purposes. A Site of Biological Importance occupies the whole site (Madeley Manor). Surface water flood risk (1 in 30 years). Mineral safeguarding area.

## 10. Baldwins Gate (Rural Centre)

Table 35: Baldwins Gate Summary Position

Ward(s)	Maer and Whitmore
Target (dwellings)	250
Commitments and Completions	49
Indicative residual target	201
Neighbourhood Plan allocations	N/A

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

- 10.1. Table 35 (above) highlights that commitments and completions are insufficient to meet the indicative development requirements for Baldwins Gate. Therefore, it is necessary to continue with the site selection process.
- 10.2. However, site LW74 (Baldwins Gate Farm, Newcastle Road) has planning permission granted post 31 March 2023 at appeal for 200 dwellings within a community parkland.
- 10.3. The appeal decision, alongside planning permissions and completions in Baldwins Gate are considered to be in the order of 250 dwellings.

### Stage 4 & 5: Site Assessment and initial recommendations

- 10.4. There are a number of sites surrounding Baldwins Gate that passed the site sift at stages 1 & 2. This is set out in table 35 below: -

Table 36: Sites considered at Baldwins Gate

Site Ref	Site Size	Site Location	Proposed Use	Comments
LW74	12.82	Land at Baldwin's Gate Farm, Site B	Housing	Non-Green Belt
LW38	2.72	Land corner of A53 and Sandy Lane	Housing	Non-Green Belt
LW42	0.93	Land West of Manor Road, west of Baldwin's Gate	Housing	Non-Green Belt
LW48	3.31	Land at Chorlon Moss, Baldwin's Gate	Housing	Non Green Belt
LW86	2.11	Land to the rear of Slaters Village	Mixed Use	Non-Green Belt

LW6	3.15	Land adjacent to Moss Farm, Baldwin's Gate	Mixed Use	Non-Green Belt
LW84	2.33	Land North of Stone Road, Baldwin's Gate	Housing	Non-Green Belt
LW78	0.99	The Elms, Sandy Lane, Baldwin's Gate	Housing	Non-Green Belt
LW9	0.6	Land Adjacent to Slaters Stone Road Hill Chorlton	Housing	Non Green Belt

10.5. Other sites in Maer and Whitmore but outside of the Baldwin's Gate Rural Centre were also considered.

*Table 37: Sites considered outside of Baldwins Gate*

Site Ref	Site Size	Site Location	Proposed Use	Comments
LW83	0.66	Land adjacent to Acreswood, Baldwin's Gate	Housing	Non-Green Belt
LW24	0.39	Land off Coombesdale Hill, Chorlton	Housing	Non-Green Belt
LW7	16.06	Land off Whitmore Road	Housing	Green Belt
LW91	1.038	Land north of Aston Lane, Aston	Housing	Non-Green Belt

10.6. The detailed site assessments are included in Appendix 2 and are summarised in table 38 (below): -

*Table 38: Outcome of site assessment for sites at Baldwins Gate*

Site Reference	Site Location	Commentary
LW24	Land off Coombesdale Hill, Chorlton	This site is not an allocation due to its limited access to services and facilities. Access to the site is constrained and the site is within 800m of a Conservation Area / Registered Park and Gardens and Sites of Biological Importance.
LW38	Land corner of A53 and Sandy Lane	The site is not an allocation due to concerns over access arrangements into the site and the loss of agricultural land. The site is of scale adjacent to the Rural Centre of Baldwins gate.

LW42	Land Land West of Manor Road, west of Baldwin's Gate	This site is not an allocation due to poor access to services and facilities, remoteness from the main built area of Baldwins Gate Rural Centre and landscape sensitivity.
LW48	Land at Chorlton Moss, Baldwin's Gate	This site is not an allocation due to access constraints, the presence of a heavily wooded area and landscape sensitivity.
LW6	Land adjacent to Moss Farm, Baldwin's Gate	This site is not an allocation due to adverse impacts on Chorlton Moss - a Site of Biological Importance. Concerns over access and landscape impacts.
LW7	Land off Whitmore Road	This site is not an allocation due to its limited access to services and facilities & impacts upon townscape and landscape owing to its scale. The site is in the Green Belt and makes a strong contribution overall to Green Belt purposes.
LW74	Land at Baldwin's Gate Farm, Site B	The site is a commitment in the Local Plan - The site was granted planning permission on appeal.
LW83	Land adjacent to Acreswood, Manor Road, Baldwin's Gate	The site is not an allocation due to its poor access to services and facilities, in a location that is remote from the main built area of Baldwins Gate Rural Centre (and Madeley & Madeley Heath Joint Rural Centre).
LW86	Land to the rear of Slaters Village	This site is not an allocation due to its poor access to services and facilities & impacts upon townscape and landscape. Remote from the main built area of Baldwins Gate Rural Centre.
LW9	Land adjacent to Slater's Stone Road Hill, Chorlton	This site is not an allocation due to poor access to services and facilities and landscape sensitivity & topography issues. Remote from the main built area of Baldwins Gate Rural Centre.
LW91	Land north of Aston Lane, Aston	This site is not an allocation due to concerns over access arrangements, poor access to services and facilities and risk of further encroachment on countryside.
LW84	Land north of Stone Road (A51)	This site is not an allocation due to its limited access to services & facilities, landscape sensitivity & it being in a location that is remote from the main built area of Baldwins Gate Rural Centre.
LW78	The Elms, Sandy Lane, Baldwins Gate	This site is not an allocation due to its relationship to the existing built form, landscape sensitivity and prospective highways issues on Sandy Lane.

## 11. Loggerheads (Rural Centre)

Table 37: Loggerheads Summary Position

Ward(s)	Loggerheads
Target (dwellings)	450
Commitments and Completions	333
Indicative residual target	117
Neighbourhood Plan allocations	N/A

### Stage 3: Decision point for Loggerheads

- 11.1. Table 37 highlights that commitments and completions are insufficient to meet the indicative development requirements for Loggerheads as a rural centre. Therefore, it is necessary to continue with the site selection process.

### Stage 4 & 5: Site Assessment and initial recommendations

- 11.2. The sites considered in Loggerheads, following the stage 2 site sift, are listed in table 38 (below): -

Table 38: Loggerheads Site Sift Outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
LW14	0.44	Land off Newcastle Road (Rowney Farm)	Housing	Non-Green Belt
LW23	1.10	Land at Pinewood Road	Housing	Non-Green Belt
LW27	3.11	Land at Church Road, Ashley	Housing	Non-Green Belt
LW29	2.21	Site 1 Charnes Road, Ashley	Housing	Non-Green Belt
LW30	0.59	Land at Charnes Road, Ashley	Housing	Non-Green Belt
LW41	1.44	Land South of Green Lane, Ashley	Housing	Non-Green Belt
LW49	0.28	Land South of Wrekin House, Muckleston Wood	Housing	Non-Green Belt
LW53	8.35	Land Corner of Muckleston Road	Housing	Non-Green Belt
LW54	9.16	Land South of Muckleston Road	Housing	Non-Green Belt
LW81	2.29	Gravel Bank, Muckleston Road	Housing	Non-Green Belt
LW82	0.98	Sewage Works, Market Drayton Road	Housing	Non-Green Belt
LW87	0.19	Former Petrol Station, Eccleshall Road	Housing	Non-Green Belt

11.3. Of the 'pool' of sites considered, the full assessment of the sites is included in Appendix 2, but a summary of the conclusion of the site assessment of this site is presented in table 39 below:

Table 39: Site assessment outcomes at Loggerheads

Site Reference	Site Location	Commentary
LW14	Land off Newcastle Road (Rowney Farm)	This site is not an allocation as it is harmful to local character/ appearance of area. It also has poor access to services and facilities.
LW23	Land at Pinewood Road	This site is not an allocation as it is harmful to local character/ appearance of area. There are access concerns into the site. The site has poor access to a range of services and facilities.
LW27	Land at Church Road, Ashley	This site is not an allocation as it has poor access to services and facilities. Access to site is also constrained
LW29	Site 1 Charnes Road, Ashley	The site is not an allocation. Poor access to services and facilities. Access to site is constrained. Overhead power line on site.
LW30	Land at Charnes Road, Ashley	This site is not an allocation as it has poor access to services and facilities. Access to site is also constrained
LW41	Land South of Green Lane, Ashley	This site is not an allocation as it has poor access to services and facilities. Access to site is also constrained. The site is grade 3 agricultural land.
LW49	Land South of Wrekin House, Muckleston Wood	This site is not an allocation as it is harmful to local character/ appearance of area. Access is constrained and the site is grade 3 agricultural land.
LW53	Land Corner of Muckleston Road	The site is an allocation in the Local Plan and contributes to the development requirements of the Borough. Further information is presented in Appendix 2 of the site selection report.
LW54	Land South of Muckleston Road	This site is not an allocation as it is harmful to local character/ appearance of area. The site impacts on the Leightons Drumble Site of Biological importance and is in close proximity to a few listed buildings.
LW81	Gravel Bank, Muckleston Road	This site is not an allocation as it is harmful to local character/ appearance of area. The site has poor access to a number of services and facilities. The site is grade 3 agricultural land and is in close proximity to a listed building.
LW82	Sewage Works, Market Drayton Road	This site is not an allocation as access to site is constrained - including Site of Biological Importance & surface water flood risk (1 in 30 years). Amenity impacts also.
LW87	Former Petrol Station, Eccleshall Road	This site is an allocation as it contributes to the development requirements of the Borough and is a brownfield site.

11.4. The proposed allocation of LW87 and LW53 when considered alongside commitments and completions is 'in the order' of the indicative development

requirements for the area. Therefore, there is no need for the site assessment process to continue at Loggerheads at this stage.

## 12. Keele and Keele University (Rural Centre)

Table 40: Keele and Keele University Summary Position

Ward(s)	Keele
Target (dwellings)	800
Commitments and Completions	587
Indicative residual target	213
Neighbourhood Plan allocations	N/A

### Stage 3: Decision point for Keele

- 12.1. Table 40 highlights that commitments and completions are insufficient to meet the indicative development requirements for Keele as a rural centre. Therefore, it is necessary to continue with the site selection process.

### Stage 4 & 5: Site Assessment and initial recommendations

- 12.2. The sites considered in Keele, following the stage 2 site sift, are listed in table 41 below:

Table 41: Keele and Keele University Site Sift Outcomes

Site Ref	Site Size (ha)	Site Location	Proposed Use	Comments
KL12	1.32	Land north of Keele University	Housing	Green Belt
KL13	26.13	Keele Science Park (Phase 3)	Mixed Use	Non-Green Belt
KL14	26.26	Land South-East of Keele University	Mixed Use	Green Belt
KL15	18.05	Land South of A525 Between Keele University and Newcastle	Mixed Use	Green Belt Site considered in the Strategic Employment Needs Assessment
KL20	4.12	Land South of Pepper Street	Housing	Green Belt
KL21	23.86	Land South of A525 and either side of Quarry Bank Rd	Mixed Use	Green Belt
KL22	0.41	Land off Chapel Close	Housing	Green Belt
KL33	3.38	Land west of Keele Road	Housing	Green Belt
KL34	12.32	Land west of Three Mile Lane	Housing	Green Belt
KL9	6.87	Land west of Quarry Bank Road	Housing	Green Belt

- 12.3. Of the 'pool' of sites considered in Keele, only one is not in the Green Belt. This is site KL13 Keele Science Park (Phase 3). The full assessment of the site is



included in Appendix 2 but a summary of the conclusion for this site is presented in table 42 below: -

*Table 42: Non-Green Belt site assessment outcomes at Keele*

Site Reference	Site Location	Commentary
KL13	Keele Science Park (Phase 3)	The site is a preferred site in the Local Plan for a mix of uses, including employment uses as part of a continuation of development of the Science Park. This will include around 220 dwellings. Further information is presented in Appendix 2 of the site selection report.

- 12.4. The proposed allocation of KL13 (Keele Science Park (phase 3), when considered alongside commitments and completions is in the order of the indicative development requirements for the area. However, for completeness the site assessments for Green Belt Sites are presented in appendix 2 and a summary provided in table 43 (below):-

*Table 43: Green Belt Site Assessment (Keele)*

Site Ref	Comments
KL12	This is a Green Belt site that makes a weak overall contribution to Green Belt purposes. The site is heavily wooded with mature trees. A Tree Preservation Order is also on site. The site is in close proximity to Keele Conservation Area and Keele Hall Registered Park and Garden where impact on setting must be considered. The site also presents topographical issues as the land falls from A525 downwards to the north. The site is not allocated for development in the Plan but forms part of the wider SP11 allocation and is included as part of the County Park.
KL15	The site is an allocation in the Local Plan. It has been considered through the Strategic Employment Sites Assessment and this site selection report which has determined that the site could provide support for Keele University and the Science Growth Corridor. Mitigation measures would be required to support development at this location. Further information is included in Appendix 2.
KL20	The site is not an allocation in the Plan. It is a Green Belt site which makes an overall moderate contribution to Green Belt purposes. Part of the site is characterised by steep topography. A Biodiversity Alert Site (Redheath Plantation) adjoins the eastern boundary (consider appropriate buffers). A Regional Important Geological Site (Quarry Bank) is confined to small area adjoining the southern boundary. Development (Coal Authority) high risk area on northern part of site. The site has limited access to a range of services and facilities. The site is located within an area of higher landscape sensitivity. Site is within a minerals safeguarding area for brick clay.
KL21	The site is not an allocation in the Plan. It is a Green Belt site which makes an overall moderate contribution to Green Belt purposes. The Topography - land slopes upwards from Station Road and the A525. Impact on townscape of Keele Village conservation area (site adjacent to CA) & setting of Grade II* listed building (St John the Baptist Church) and within the setting of Keele Registered Park and Garden. Limited part of site has Surface water flood risk (1 in 30 years). TPO on edge of site. The majority of the site is within

	minerals safeguarding area for brick clay. Some limited surface water flooding within site. The site is detached from the urban area / inset settlement
KL22	The site is not an allocation in the Plan. It is a Green Belt site which makes a moderate contribution to Green Belt purposes. The site is in close proximity to a biodiversity alert site(s) and a Site of Biological Importance. The site has limited access to services and facilities.
KL33	The site is not an allocation in the Plan. It is a Green Belt site which makes a moderate contribution to Green Belt purposes. The site undulates and land falls downwards from Keele Road. Impact on townscape of Keele Village conservation area which adjoins the western boundary of the site & setting of Grade II* listed building (St John the Baptist Church) and a number of other listed buildings. Keele Hall Registered Park and Garden is adjacent to the site and consideration for impact on setting. The site comprises Grade 3 agricultural land. The site has access to some services and facilities but more limited.
KL34	The site is not an allocation in the Plan. The site comprises Grade 3 agricultural land on the edge of Keele Village. Overall, the Green Belt Study concludes the site makes a strong contribution to Green Belt purposes. The site makes a strong contribution to safeguarding the countryside from encroachment and preserving the setting and special character of a historic town. The Keele Conservation Area adjoins the northern boundary of the site, where there are also listed buildings, impact on setting of CA and listed buildings to consider. Keele Hall Registered Park and Garden is adjacent to the eastern site boundary and impact on setting to consider. The site is located in an area of higher landscape sensitivity (SA). The site is Rural/Countryside in character, does not relate well to the settlement edge and would sprawl development into the open countryside with a lack of defensible boundaries to the south. Large scale development in locality would be incongruous. A very significant corridor of Surface water flood risk (1 in 30 years) runs through the centre of the site. In the nearby area there are areas of Ancient Woodland, sites of biological importance and biodiversity alert areas where there is potential for increased recreational impact.
KL9	The site is not currently preferred as it is a greenfield site and in the Green Belt. The site makes a weak contribution to Green Belt purposes and is detached from the urban area or settlement. There are also concerns over surface water flooding impacts, issues with topography and landscape impacts.

## 13. Infrastructure

- 13.1. Through the Council's Infrastructure Planning work, a need has been identified to consider the allocation of a site adjacent to Madeley High School to support a future extension of the site. The identified site has been assessed both through the Green Belt Assessment and the site selection report. The outcomes of the assessment are presented in table 44 below:-

Table 44: Madeley High School Extension Assessment Proforma

Site Details			
Site reference: Madeley High School Extension			
Ward: Madeley & Betley		Site Address: Land south of Madeley High School	
Deliverable: No		Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private		Site Use: Agriculture	Gross Site Area (Ha): 3.294
Density Applied: 30		Developable Area Applied: 80	Developable Area (Ha): 2.635
Estimated Potential Capacity:		Site Gross Capacity:	
Delivery Period (0-5 years):		Delivery Period (6-10 years):	Delivery Period (11-15 years):
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
SHELAA Comment: A Green Belt site that borders the development boundary of Madeley settlement, that forms part of site MD20, previously submitted in the call for sites. Development high risk areas on site. The site has access to a range of services and facilities. Site is promoted to serve as an extension to Madeley High School.			
Site Selection Comment: A greenfield site with a strong contribution to the Green Belt, that borders the development boundary of Madeley and is promoted for an extension of Madeley High School in the Local Plan. Madeley Conservation Area adjoins the western boundary. The site is in a Coal Authority High Risk Area. The site presents no topographical nor access constraints. The site has access to a range of services and facilities. The site makes a strong contribution to safeguarding the countryside from encroachment and preserving the setting and special character of Madeley. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. Given that the land may be required over the Plan period, it is unclear as to the form of future development of the site and whether that would form built development or facilitate the expansion of school playing fields. The site is considered suitable for allocation in the Local Plan to support the infrastructure requirements of the Plan.			
Planning and Sustainability			
Green Belt: Yes		Green Belt Assessment: Strong	GB Parcel Assessment: No Assessed by ARUP: No
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			

Local Nature Reserve: No	LNR within 150m: 0	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: 0	RAMSAR Site: No	RAMSAR Site within 250m: 0
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: 0	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 20	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: 0	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns?		Air Quality Management Area:	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600

## **14. Site Selection Conclusions**

- 14.1. The report outlines sites, following the site selection process, that are allocated and non-allocated sites in the Local Plan. As noted in the overall site selection methodology, this represents the final site selection stage used to inform the Final Draft Local Plan, supported also by a host of other evidence-based documents.

## 15. Appendix 1: Outcomes of Site Sift Process

N.B RA stands for Reasonable Alternative

*Table 45: Outcomes of Site Sift Process*

Site Reference	Site Area (Hectare)	Ward	Site Address	Reason for Sift
AB1	60.07	Audley	Land off Alsager Road, Foxley	Site is not being promoted
AB2	80.938	Audley	Land adjoining corner of A500 and M6 southbound	RA
AB3	1.796	Audley	Land corner of Alsager Road and A500 eastbound, North of Audley	Site is not being promoted
AB4	5.062	Audley	Land off Alsager Road, North of Audley	RA
AB5	3.535	Audley	Land off Alsager Road, North of A500	Site is not being promoted
AB6	43.992	Audley	Land South of A500, North of Audley	Partially in a flood zone. Site is not being promoted
AB12	6.346	Audley	Land East of Diglake Street, Bignall End	RA

AB15	1.549	Audley	Land North of Vernon Avenue, Audley	RA
AB16	28.44	Audley	Land off Boyles Hall Road, Bignall End	RA
AB18	0.31	Audley	Brindleys Way, Ravens Park Estate, Bignall End	Site is not being promoted
AB22	15.185	Audley	Wall Farm, Audley	RA
AB24	0.43	Audley	Land at Barthomley Road	RA
AB27	0.29	Audley	Land South of Apedale Road, Wood Lane	RA
AB28	0.471	Audley	Stephens Way, Ravens Park Estate, Bignall End	Site is not being promoted
AB29	0.164	Audley	Land at Wedgwood Avenue, Bignall End	Site is not being promoted
AB30	9.35	Audley	Land between Bignall End and Boon Hill, Audley	RA
AB32	0.98	Audley	Land Nursery Gardens, Audley	RA

AB33	2.736	Audley	Land off Nantwich Road / Park Lane (1) Audley	RA
AB34	11.128	Audley	Land off Nantwich Road / Park Lane (2) Audley	RA
AB37	13.039	Audley	Land East of Alsager Road (1), Audley	RA
AB52	1.638	Audley	Land rear of White Oaks, Audley Road, Bignall End	Site of Biological Importance (Bignall End Coal Yard) on site. Site is not being promoted
AB72	4.119	Audley	Land East of Wereton Road, Audley	RA
AB73	0.5	Audley	Land West of Wereton Road, Audley	RA
AB75	6.19	Audley	Land west of Bignall End Road	RA
AB76	0.669	Audley	Site off Cross Lane, Audley	Site has Planning Permission
AB77	27.028	Audley	Corner House Farm, Alsager Road, Audley	RA



AB78	3.522	Audley	Land North of Cross Lane, Audley	RA
AB79	18.656	Audley	Land South of Cross Lane, Audley	RA
AB80	0.791	Audley	Paddocks off Wereton Road, Audley	Site has Planning Permission
HD26	1.785	Audley	Land South of Shraleybrook Road, Halmerend	RA
HM8	5.25	Audley	Land West of Heathcote Road, Miles Green	RA
HM9	0.23	Audley	Minnie Close, Halmerend (Working Mens Club)	Site has Planning Permission
HM10	2.25	Audley	Land off Victoria Avenue, Miles Green	RA
HM15	0.26	Audley	Land south of Leycett Road, Scot Hay	RA
HM20	3.65	Audley	Land off Crackley Lane, Audley	RA
HM22	1.66	Audley	Land adjacent to Holly House, Crackley Lane, Scot Hay	RA

HM23	2.06	Audley	Land off Leycett Road, Audley	RA
HM62	1.03	Audley	Land south of Blackbank Road, Alsager's Bank	RA
HM63	0.53	Audley	Land off Scot Hay Road, Audley	RA
HM64	0.43	Audley	Land at 61 & 63 High Street, Alsagers Bank	Landlocked
HM65	0.28	Audley	Land opposite Heathcote Road Junction, High Street, Audley	Site has Planning Permission
HM66	2.25	Audley	Land South of Hougher Wall Road, Audley	RA
BW1	1.421	Bradwell	Chatterley Valley, Lowlands Road, Bradwell	RA
BW2	21.19	Bradwell	High Carr Colliery, Bradwell	Site is not being promoted
BW3	15.74	Bradwell	Land at High Carr, Talke Road, Bradwell	Site is not being promoted

BW5	2.63	Bradwell	Chatterley Valley, Ravensdale	Site has Planning Permission
BW10	0.7	Bradwell	Bradwell Youth and Community Centre, Riceyman Road, Bradwell	Site is not being promoted
BW14	6.62	Bradwell	Recreation ground, Bradwell	Site is not being promoted
BW16	2.62	Bradwell	Talke Road (playing fields), Bradwell	Site has Planning Permission
BW17	0.48	Bradwell	Bradwell Lane, Bradwell	Site is not being promoted
BW19	43.315	Bradwell	Chatterley Valley, Chatterley Sidings, Bradwell	Site has Planning Permission
BW24	0.48	Bradwell	Site at the end of Speedwell Road (1), Parkhouse Industrial Estate (East)	Unavailable. In active use for employment and ancillary uses
BW25	0.83	Bradwell	Land West of Speedwell Road, Parkhouse Industrial Estate (East)	Unavailable. In active use for employment and ancillary uses

BW26	0.36	Bradwell	Land at Chemical Lane, Bradwell	Unavailable. In active use for employment and ancillary uses
BW27	0.23	Bradwell	Site at the end of Cross Street, Bradwell	Unavailable. In active use for employment and ancillary uses
BW28	0.14	Bradwell	Land at Talke Road (A34), Bradwell	Site is not being promoted
BW29	1.37	Bradwell	Site at the end of Speedwell Road (2), Parkhouse Industrial Estate (East)	Site is not being promoted
CL1	0.26	Clayton	Playground at rear of Lincoln Avenue, Clayton	Site is not being promoted
CL4	3.88	Clayton	Land at Stafford Avenue, Clayton	Site is not being promoted
CL6	0.48	Clayton	Stafford Crescent (garage site)	RA
CL8	2.06	Clayton	Land East of Cambridge Drive (2), Clayton	RA
CL9	2.02	Clayton	Land South East of Cambridge Drive (1), Clayton	Landlocked. Site is not being promoted

CL14	0.52	Clayton	Land off Melville Court, Clayton	Biodiversity alert site within site. Site is not being promoted
CH3	3.8	Cross Heath	Land at Hoon Avenue, Newcastle	RA
CH4	8.79	Cross Heath	Wilmott Drive, Cross Heath, Newcastle-under-Lyme	Site has Planning Permission
CH5	3.01	Cross Heath	Land West of Douglas Road, Cross Heath	Site in flood zone 3
CH6	2.1	Cross Heath	Land between Albany Road and Croft Road, Cross Heath	Site is not being promoted
CH12	0.23	Cross Heath	Land between Johnson Avenue and Liverpool Road, Cross Heath	Site has Planning Permission
CH13	0.59	Cross Heath	Castletown Grange, Douglas Road, Cross Heath	RA
CH14	0.69	Cross Heath	Maryhill Day Centre, Wilmott Drive, Cross Heath	RA

CH15	0.23	Cross Heath	Site at Brackenberry, Cross Heath	Site is not being promoted
CH16	0.37	Cross Heath	Site at Douglas Road, Cross Heath	Site is not being promoted
CH17	0.071	Cross Heath	Coppice View, Cross Heath	Site is not being promoted
CT1	22.69	Crackley & Red Street	Land at Red Street and High Carr Farm, Chesterton	RA
CT4	6.24	Crackley & Red Street	Land opposite High Carr Business Park (West of A34)	Agricultural tenancy on site and therefore unavailable
CT25	8.27	Crackley & Red Street	Land off Audley Rd, Chesterton	RA
CT26	4.34	Crackley & Red Street	Land South of High Carr Business Park	Agricultural tenancy on site and therefore unavailable
CT11	3.69	Crackley & Red Street	Crackley Bank, Chesterton	Site is not being promoted

CT10	4.16	Holditch & Chesterton	Parkhouse Road West, Chesterton	RA
CT17	4.334	Holditch & Chesterton	Land at High Street / Church Street, Chesterton	Site has Planning Permission
CT20	8.88	Holditch & Chesterton	Rowhurst Close, Chesterton	RA
CT21	1.43	Holditch & Chesterton	Land off Watermills Road, Chesterton	Site has Planning Permission
CT34	0.59	Holditch & Chesterton	Land off Hammond Road, 4 Parkhouse Industrial Estate	Unavailable. In active use for employment and ancillary uses
CT35	0.18	Holditch & Chesterton	Site at the end of Rosevale Business Park, Parkhouse Industrial Estate	Unavailable. In active use for employment and ancillary uses
CT36	0.22	Holditch & Chesterton	Site at Brick-Kiln Lane / Rosevale Road junction, Chesterton	Unavailable. In active use for employment and ancillary uses

CT37	0.12	Holditch & Chesterton	Site at Henshall Road, Parkhouse Industrial Estate (West)	Unavailable. In active use for employment and ancillary uses
HD7	0.32	Holditch & Chesterton	Land at Castle Street, Chesterton	Site is not being promoted
HD10	13.2	Holditch & Chesterton	Land South of Apedale Road, Holditch	RA
HD12	2.39	Holditch & Chesterton	Playing field at London Road, Chesterton	Site is not being promoted
HD15	6.03	Holditch & Chesterton	Greyhound & Speedway Stadium, Loomer Road, Chesterton	Site has Planning Permission
HD16	6.94	Holditch & Chesterton	Land at London Road, Chesterton	Unavailable. In active use for employment
HD17	3.33	Holditch & Chesterton	Land at Meadow Street/London Road, Chesterton	Unavailable. In active use for employment and ancillary uses (yard)
HD18	0.236	Holditch & Chesterton	London Road, Chesterton (Bennett Arms)	Site has Planning Permission



HD20	12.39	Holditch & Chesterton	Lymedale Park, Holditch, Chesterton	Site is not being promoted
HD21	1.9	Holditch & Chesterton	Land at Ashfield Brook, Holditch	Unavailable. In active use for employment
HD24	16.28	Holditch & Chesterton	Land Between Apedale Road and Palatine Drive	Site has Planning Permission
HD30	0.42	Holditch & Chesterton	Site off Dalewood Road, Holditch	Unavailable. In active use for employment and ancillary uses
HD32	0.41	Holditch & Chesterton	Site West of Peacock Road, Holditch	Unavailable. In active use as an electric substation
HD33	0.66	Holditch & Chesterton	Site at Holditch Road, Holditch	Unavailable. In active use as an electric substation
HD35	0.15	Holditch & Chesterton	Land to the North of Lommer Road Stadium	Unavailable. In active use for employment and ancillary uses
KL12	1.32	Keele	Land north of Keele University	RA
KL13	26.13	Keele	Keele Science Park (Phase 3)	RA

KL14	26.26	Keele	Land South-East of Keele University	RA
KL15	18.05	Keele	Land South of A525 Between Keele University and Newcastle	RA
KL20	4.12	Keele	Land South of Pepper Street	RA
KL21	23.86	Keele	Land South of A525 and either side of Quarry Bank Rd	RA
KL22	0.41	Keele	Land off Chapel Close	RA
KL33	3.38	Keele	Land west of Keele Road	RA
KL34	12.32	Keele	Land west of Three Mile Lane	RA
KL9	6.87	Keele	Land west of Quarry Bank Road	RA
KG6	0.18	Kidsgrove & Ravenscliffe	William Road, Kidsgrove (site of the Galley PH)	RA
KG11	0.78	Kidsgrove & Ravenscliffe	Land adjacent to Lamb Street/Rutland Road, Kidsgrove	Site is Landlocked. Site is not being promoted
KG14	0.15	Kidsgrove & Ravenscliffe	Land at Mount Road / Winghay Road junction, Kidsgrove	Site is not being promoted
KG15	0.29	Kidsgrove & Ravenscliffe	Former Garages at Gloucester Road	Site has Planning Permission

KG26	0.13	Kidsgrove & Ravenscliffe	Land at Bedford Road	RA
RC3	0.849	Kidsgrove & Ravenscliffe	Kidsgrove Station Yard, Kidsgrove	Site is not being promoted
RC4	0.64	Kidsgrove & Ravenscliffe	Kinnersley Street, Kidsgrove	RA
RC6	0.17	Kidsgrove & Ravenscliffe	Land at Valentine Road (1), Kidsgrove	Site is not being promoted
RC8	0.37	Kidsgrove & Ravenscliffe	Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	RA
RC11	15.41	Kidsgrove & Ravenscliffe	Land at the end of Birchenwood Way, Kidsgrove	RA
RC12	1.33	Kidsgrove & Ravenscliffe	Land at the rear of Stone Bank Road, Kidsgrove	Site is not being promoted
RC18	3.32	Kidsgrove & Ravenscliffe	Land off Lowlands Road (Bathpool Park), Ravensdale	Site is not being promoted

RC27	0.13	Kidsgrove & Ravenscliffe	Land at Valentine Road (2), Kidsgrove	Site is not being promoted
KS10		Knutton		Site has Planning Permission
KS11	0.57	Knutton	Knutton Community Centre, High Street Knutton	RA
KS17	2.33	Knutton	Knutton Recreation Centre, Knutton Lane	RA
KS18	0.12	Knutton	Land North of Lower Milehouse Lane, Knutton	RA
KS3	3.76	Knutton	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	RA
BL7	2.876	Talke & Butt Lane	West Avenue (North West Site), Kidsgrove	Site has Planning Permission
BL8	1.42	Talke & Butt Lane	Land adjacent to roundabout at West Avenue, Kidsgrove	RA
BL14	0.608	Talke & Butt Lane	Land rear of Unity Way, Butt Lane	Site is not being promoted
BL15	0.359	Talke & Butt Lane	Land off Maple Avenue, Talke	Site is not being promoted

BL18	13.452	Talke & Butt Lane	Clough Hall Playing Fields, Talke	RA
BL22	3.573	Talke & Butt Lane	Linley Trading Estate, Butt Lane	Unavailable. In active use for vehicle storage and distribution
BL24	0.27	Talke & Butt Lane	Land adjacent to 31 Banbury Street, Talke	RA
BL3	9.28	Talke & Butt Lane	Land at Slacken Lane	RA
BL31	1.15	Talke & Butt Lane	Land at Woodlands Farm, Church Lawton	RA
BL32	0.851	Talke & Butt Lane	Land at Congleton Road, Butt Lane	RA
BL33	1.05	Talke & Butt Lane	Land adjacent to Harding's Wood, Liverpool Road East, Butt Lane	Site is not being promoted
BL34	0.09	Talke & Butt Lane	The Mill, Congleton Road, Butt Lane	Site has Planning Permission

BL4	5.91	Talke & Butt Lane	Land at Slacken Lane	RA
TK1	1.33	Talke & Butt Lane	Land between Coalpit Hill and Newcastle Road, Talke	Site is not being promoted
TK2	0.41	Talke & Butt Lane	Thomas Street, Talke	Site is not being promoted
TK3	0.153	Talke & Butt Lane	Thomas Street (south), Talke	Site is not being promoted
TK4	0.4	Talke & Butt Lane	Walton Grove / Coppice View, Talke Pits	Site is not being promoted
TK5	1.05	Talke & Butt Lane	Imperial Works, Coalpit Hill, Talke	Unavailable. In active use for employment
TK6	0.46	Talke & Butt Lane	Site at Coalpit Hill, Talke	RA
TK7	0.15	Talke & Butt Lane	Chester Road, Talke	Site is not being promoted

TK8	0.18	Talke & Butt Lane	Chester Road, Talk	Site is not being promoted
TK10	5.33	Talke & Butt Lane	Land at Crown Bank, Talke	RA
TK11	0.25	Talke & Butt Lane	Wedgwood Road, Kidsgrove	Site is not being promoted
TK14	0.36	Talke & Butt Lane	Site at Kingsley Road, Talke Pits	Site is not being promoted
TK15	0.32	Talke & Butt Lane	Land to the rear of High Street, Talke Pits	Site is not being promoted
TK17	1.23	Talke & Butt Lane	Land off St Martins Road, Talke	RA
TK18	32.5	Talke & Butt Lane	Jamage South, Land North of A500	RA
TK24	1.38	Talke & Butt Lane	Land off Coppice Road, Talke (1)	RA

TK25	22.8	Talke & Butt Lane	Land South of Audley Road and West of Pit Lane	RA
TK27	2.82	Talke & Butt Lane	Land off Coppice Road, Talke (2)	RA
TK29	0.645	Talke & Butt Lane	Land at the end of Oak Tree Lane, Talke	RA
TK30	66.3	Talke & Butt Lane	Land off Talke Road and A500, Talke	RA
TK40	0.94	Talke & Butt Lane	Site to the rear of Freeport Retail Park, Pit Lane	Unavailable. In active use for employment and ancillary uses
TK45	6.64	Talke & Butt Lane	Land North of Peacock Hay Road, Chatterley Valley	RA
TK46	8.26	Talke & Butt Lane	Jamage North Reclamation Site, Talke	RA
TK47	21.14	Talke & Butt Lane	Land North of Peacock Hay Road, Chatterley Valley	RA



LW4	2.208	Maer & Whitmore	Church Farm, Bent Lane, Whitmore	Site is not being promoted
LW6	3.15	Maer & Whitmore	Land adjacent to Moss Farm, Baldwin's Gate	RA
LW7	16.06	Maer & Whitmore	Land off Whitmore Road	RA
LW9	0.6	Maer & Whitmore	Land Adjacent to Slaters Stone Road Hill Chorlton	RA
LW24	0.39	Maer & Whitmore	Land off Coombesdale Hill, Chorlton	RA
LW38	2.72	Maer & Whitmore	Land corner of A53 and Sandy Lane, Baldwin's Gate	RA
LW42	0.93	Maer & Whitmore	Land West of Manor Road, west of Baldwin's Gate	RA
LW45	3.85	Maer & Whitmore	Land north of Moss Farm off Chorlton Moss, Baldwin's Gate	Site promoted for alternative uses and therefore unavailable

LW48	3.31	Maer & Whitmore	Land at Chorlon Moss, Baldwin's Gate	RA
LW64	0.54	Maer & Whitmore	Land South of Fairgreen Road, Baldwin's Gate	Site is not being promoted
LW74	12.82	Maer & Whitmore	Land at Baldwin's Gate Farm, Site B	RA
LW78	0.99	Maer & Whitmore	The Elms, Sandy Lane, Baldwin's Gate	RA
LW83	0.66	Maer & Whitmore	Land adjacent to Acreswood, Baldwin's Gate	RA
LW84	2.33	Maer & Whitmore	Land North of Stone Road, Baldwin's Gate	RA
LW85	0.98	Maer & Whitmore	Croft Farm, Stone Road (A51), Hill Chorlton	Site has Planning Permission
LW86	2.11	Maer & Whitmore	Land to the rear of Slaters Village, Baldwin's Gate	RA

LW91	1.308	Maer & Whitmore	Land north of Aston Lane, Aston	RA
MD2	1.36	Madeley & Betley	Land at Elmside Garden Centre, Main Road	RA
MD5	0.88	Madeley & Betley	The Old Wharf, Madeley Heath	RA
MD10	1.9	Madeley & Betley	Land at Marley Tiles (1), Keele Works, Madeley Heath	Site has Planning Permission
MD11	2.294	Madeley & Betley	Land Area 6 at Marley Eternit Tiles, Madeley Heath	RA
MD12	16.83	Madeley & Betley	Land Area 2 at Marley Eternit Tiles, Madeley Heath	RA
MD13	10.32	Madeley & Betley	Land at Windy Arbour Farm, Madeley	RA
MD17	0.43	Madeley & Betley	Land at Furnace Lane and Arbour Close, Madeley	Site is not being promoted

MD18	4.32	Madeley & Betley	Land West of Furnace Lane, Madeley	RA
MD19	1.55	Madeley & Betley	Land East of Furnace Lane, Madeley	RA
MD20	39.13	Madeley & Betley	Brook House Farm, Madeley	RA
MD22	0.35	Madeley & Betley	Bower End Lane, Madeley	Site is not being promoted
MD25	0.74	Madeley & Betley	Land South of Bar Hill, Madeley	RA
MD28	2.79	Madeley & Betley	Land at New Road, Madeley	Site not available as Local green space
MD29	15.7	Madeley & Betley	Land North of Bar Hill, Madeley	RA
MD30	0.74	Madeley & Betley	Land West of Bar Hill, Madeley	RA

MD31	1.1	Madeley & Betley	Land off New Road, Madeley	Site has Planning Permission
MD32	1.64	Madeley & Betley	Land Adjacent to Rowley House, Moss Lane	RA
MD33	1.87	Madeley & Betley	Land West of Manor Road, Madeley	RA
MD34	9.28	Madeley & Betley	Land East of Bowsey Wood Road, Madeley	RA
MD38	0.85	Madeley & Betley	Five Acres, Bowsey Wood Road, Betley	Biodiversity alert within site and open space impacts. Site is not being promoted
MD39	1.3	Madeley & Betley	Land at Red Lane, Wayside, Madeley	RA
MD40	0.24	Madeley & Betley	Land adjacent to Fern Dene, Madeley	RA
MD54	0.33	Madeley & Betley	Land South of Allotment Gardens, Manor Road	Unavailable. In active use as an overspill carpark

MD55	0.52	Madeley & Betley	Hungerford House Farm, Hungerford Lane, Madeley	Site has Planning Permission
MD56	14.84	Madeley & Betley	Land off Heighly Castle Way, Madeley	RA
HM4	1.13	Madeley & Betley	Land corner of Main Road and Checkley Lane, Wrinehill	RA
HM7	2.12	Madeley & Betley	Land off Crackow Moss Lane Main Road, Betley	RA
HM28	0.23	Madeley & Betley	Land off East Lawns, Betley	RA
HM29	0.32	Madeley & Betley	Lord Nelson Farm, Wrinehill	RA
MB1	0.85	May Bank	Land at Brampton Road/Sandy Lane, May Bank	Site is not being promoted
MB3	0.51	May Bank	Land at Brampton Road, May Bank	Site is not being promoted

MB5	0.28	May Bank	Sandy Lane (Fairmont)	Site is not being promoted
MB9	1.97	May Bank	Site at Garner Street, May Bank	Unavailable. In active use for employment and ancillary uses
MB10	0.29	May Bank	Land at Brampton Court, Brampton	Unavailable
MB12	0.11	May Bank	Stoneyfields Court, May Bank	RA
MB13	0.23	May Bank	Hyacinth Court, May Bank	RA
MB15	0.11	May Bank	The Hollies, May Bank	RA
NC2	0.25	Newchapel & Mow Cop	Land at High Street, Harriseahead	Site is not being promoted
NC3	0.61	Newchapel & Mow Cop	Land rear of Willowcroft Way, Harriseahead	Site is not being promoted
NC13	3.19	Newchapel & Mow Cop	Land West of Bullockhouse Road, Harriseahead	RA

NC5	8.11	Newchapel & Mow Cop	Land south of Harriseahead, Harriseahead	RA
NC75	0.26	Newchapel & Mow Cop	Land to the rear of Harriseahead Methodist Memorial Church	Site has Planning Permission
NC77	3.05	Newchapel & Mow Cop	Bent Farm, Newchapel	RA
NC78	5.03	Newchapel & Mow Cop	Land south of Pennyfield Road, Newchapel	RA
NC80	8.78	Newchapel & Mow Cop	Land south of Mow Cop Road, Mow Cop	RA
NC81	6.15	Newchapel & Mow Cop	Mellors Bank, Mow Cop Road, Mow Cop	RA
NC82	1.36	Newchapel & Mow Cop	Land West of Dales Green Road, Mow Cop	Landlocked
NC83	0.27	Newchapel & Mow Cop	Blue Pot Farm, Alderhay Lane, Rookery	RA
LW12	5.53	Loggerheads	Tadgedale Quarry, Mucklestone Road, Loggerheads	Site has Planning Permission



LW14	0.44	Loggerheads	Land off Newcastle Road (Rowney Farm)	RA
LW17	2.33	Loggerheads	Eccleshall Road, Loggerheads	Site has Planning Permission
LW20	1.18	Loggerheads	Allotment Land at Hugo Meynell School, Loggerheads	Site within Open Space and unavailable
LW23	1.10	Loggerheads	Land at Pinewood Road	RA
LW27	3.11	Loggerheads	Land at Church Road, Ashley	RA
LW29	2.21	Loggerheads	Site 1 Charnes Road, Ashley	RA
LW30	0.59	Loggerheads	Land at Charnes Road, Ashley	RA
LW31	3.64	Loggerheads	Market Drayton Road	Site has Planning Permission
LW34	1.14	Loggerheads	Land off Eccleshall Road, Hook Gate	Site has Planning Permission
LW41	1.44	Loggerheads	Land South of Green Lane, Ashley	RA
LW44	1.3	Loggerheads	Land East and West of Lordsley Road	Site in active use
LW49	0.28	Loggerheads	Land South of Wrekin House, Muckleston Wood	RA
LW53	8.35	Loggerheads	Land Corner of Muckleston Road	RA
LW54	9.16	Loggerheads	Land South of Muckleston Road	RA
LW70	1.55	Loggerheads	Land South of Hugo Way, Loggerheads	Site in active use
LW81	2.29	Loggerheads	Gravel Bank, Muckleston Road	RA
LW82	0.98	Loggerheads	Sewage Works, Market Drayton Road	RA
LW87	0.19	Loggerheads	Former Petrol Station, Eccleshall Road	RA
SB2	0.19	Seabridge	Kingsbridge Avenue, Seabridge	Site is not being promoted

SB11	0.19	Seabridge	Land to the rear of Gatehouse Pub, Clayton	Currently a car park
SB12	1.79	Seabridge	Land adj to Clayton Lodge Hotel	RA
SP2	0.26	Silverdale	Cheddar Drive, Silverdale	RA
SP5	1.01	Silverdale	Ashbourne Drive, Silverdale	Site is not being promoted
SP8	5.59	Silverdale	Race Course Community Woodland, Silverdale	Site is not being promoted
SP9	0.63	Silverdale	Silverdale Business Park, Cemetery Road	Site has Planning Permission
SP11	75.742	Silverdale	Former Keele Municipal Golf Course	RA
SP12	2.01	Silverdale	Site off Glenwood Close, Silverdale	RA
SP13	0.15	Silverdale	Land off Park Road, Silverdale	Site too small to accommodate 5 dwellings
SP14	10.68	Silverdale	Site at Gallowtree Roundabout, Silverdale	RA

SP21	0.14	Silverdale	Site at Church Street, Silverdale	Site is not being promoted
SP22	0.7	Silverdale	Former playground off Ash Grove, Silverdale	RA
SP23	5.19	Silverdale	Land at Cemetery Road / Park Lane	RA
SP24	0.33	Silverdale	Site off Sneyd Terrace, Silverdale	Site has Planning Permission
SP25	0.04	Silverdale	Public House, Church Street, Silverdale	Site has Planning Permission
KS13	0.87	Silverdale	Silverdale Road Cross Roads, Silverdale	Site is not being promoted
KS15	1.51	Silverdale	Recreation area and car park at Church Street, Silverdale	Site is not being promoted
TB1	6.48	Thistleberry	Land South of Silverdale Road, Thistleberry	Site in flood zone 3
TB5	4.97	Thistleberry	Keele Road, Newcastle (Hamptons Scrapyard and land to the West)	Site has Planning Permission

TB6	0.34	Thistleberry	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	RA
TB9	5.32	Thistleberry	Thistleberry Parkway, Keele Road, Thistleberry	Site is not being promoted
TB12	0.16	Thistleberry	Land at end of Pembroke Drive, Thistleberry	Site is not being promoted
TB14	0.3	Thistleberry	Land between Gallowstree Lane and Ostend Place	Site is not being promoted
TB15	0.64	Thistleberry	Land both sides of Sneyd Avenue, Thistleberry	Site is not being promoted
TB16	0.84	Thistleberry	Wedgwood Avenue, The Westlands	Site is not being promoted
TB19	45.44	Thistleberry	Land south of Newcastle Golf Club, Whitmore Road	RA
TB22	0.21	Thistleberry	35 Higherland, Westlands	Site is not being promoted

TB23	4.36	Thistleberry	Land West of Galingale View, Thistleberry	RA
TB24	2.16	Thistleberry	Land north of Butt's Walk, Gallowstree Roundabout	RA
TB28	0.51	Thistleberry	Land at Silverdale Road, Newcastle	Site in flood zone 3
TB30	0.72	Thistleberry	Land adjacent to Gardners Garden Centre, Silverdale Road	Site in flood zone 3
TC1	2.36	Town	Site between Knutton Lane and Silverdale Road, Town Centre	Site in Flood Zone 3
TC6	0.54	Town	Land at Wilson Street, Newcastle	Site is not being promoted
TC7	1.92	Town	Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle	RA
TC71	0.326	Town	Midway Car Park	RA
TC14	0.19	Town	Nelson Place (Jubilee Baths)	Site has Planning Permission

TC15	0.14	Town	School Street Car Park, Newcastle	Site is not being promoted
TC16	0.3	Town	Land between School Street and Windsor Street	Site is not being promoted
TC18	0.2	Town	Water Street (Former Police Station)	Site is not being promoted
TC19	0.1	Town	West Street, Newcastle	RA
TC20	0.34	Town	King Street, Newcastle (Car park)	RA
TC21	0.48	Town	Water Street/George Street, Newcastle (former Titleys Warehouse)	Site is not being promoted
TC22	0.35	Town	Marsh Parade, Newcastle (former Zanzibar night club)	RA
TC26	1.4	Town	London Road, Newcastle (former Bristol Street Motors)	Site has Planning Permission
TC28	0.47	Town	Lyme Brook on Silverdale Road, Town Centre	Site in flood zone 3

TC32	0.1	Town	Newcastle Baptist Church, London Road, Newcastle	Site has Planning Permission
TC37	0.14	Town	Site to the rear of Castle House, Newcastle	Unavailable. In active use for employment and ancillary uses
TC40	0.2	Town	Car Park, Blackfriars Road, Newcastle	RA
TC41	0.92	Town	Ashfields Grange, Hall Street, Newcastle	Site has Planning Permission
TC42	0.13	Town	Former Newcastle Library, Ironmarket, Newcastle-under-Lyme	Site has Planning Permission
TC43	0.18	Town	Morston House, Midway, Newcastle-Under-Lyme	Site has Planning Permission
TC44	0.11	Town	Garden Street, Newcastle	Site has Planning Permission
TC45	0.3	Town	York Place, Newcastle Town Centre	RA
TC50	0.065	Town	Cherry Orchard Car Park	RA
TC52	0.35	Town	Goose Street Car Park	RA

WL2	0.82	Westlands	Clayton Road (Near Orchard House), Newcastle	Site has Planning Permission
WL7	3.69	Westlands	Clayton Road, Clayton	Site is not being promoted
WL8	0.58	Westlands	Land at Cambourne Crescent, Westlands	Site is not being promoted
WL9	1.94	Westlands	Ash Way, Seabridge (Seabridge Centre)	Site has Planning Permission
WL12	0.25	Westlands	Land at Guernsey Drive, Seabridge	Site is not being promoted
WL13	0.22	Westlands	Langdale Road, Clayton	Site is not being promoted
WS1	0.25	Wolstanton	Playground St Edmunds Avenue	Site is not being promoted
WS2	3.26	Wolstanton	Land at Wolstanton (Centre 500), Newcastle	Site not available
WS5	0.24	Wolstanton	Land at Morris Square, Wolstanton	Unavailable. In active use for employment



				and ancillary uses (yard)
WS8	0.22	Wolstanton	Land at Highfield Avenue, Wolstanton	Site is not being promoted
WS9	1.45	Wolstanton	Land off Canary Grove / Lamp House Way, Wolstanton	Site has Planning Permission
WS10	0.03	Wolstanton	Keeling Road, Wolstanton	Site has Planning Permission

## **16. Appendix 2: Outcomes of Site Assessment Process**

Site Details		
Site reference: AB12		
Ward: Audley	Site Address: Land East of Diglake Street, Bignall End	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: SCC	Site Use: Agriculture	Gross Site Area (Ha): 6.35
Density Applied: 30	Developable Area Applied: 80%	Developable Area (Ha): 5.07
Estimated Potential Capacity: 125		Site Gross Capacity: 125
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 125	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the development boundary of Bignall End settlement. The site is promoted for housing development. Development has the potential to 'round off' the Green Belt boundary (between Hope Street and Diglake Street). The preference would be for access via the B5500, however, the existing access is of insufficient width. There is sufficient road frontage on Diglake Street to create an access, however, there are off-site access issues that would need to be addressed in relation to on-street parking on Diglake Street and intensification of use of the Diglake Street/B5500 junction to make this acceptable. The site has access to some services and facilities.</p>		
<p><b>Site Selection Comment:</b></p> <p>A greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The preference would be for access via the B5500, however, the existing access is of insufficient width. There is sufficient road frontage on Diglake Street to create an access, however, there are off-site access issues that would need to be addressed in relation to on-street parking on Diglake Street and intensification of use of the Diglake Street/B5500 junction to make this acceptable. The site has access to some services and facilities. Whilst the site contributes strongly to fulfilling the fundamental aim of the Green Belt, it makes a weak contribution to checking unrestricted urban sprawl and no contribution at all to preventing towns from merging and preserving the setting of historic towns. The site is enclosed by the existing settlement on three sides, as such, any development of the site would be relatively contained. Overall, it is considered that removal of the site from the Green Belt would not significantly harm the overall function and integrity of the Green Belt, subject to the boundary of the site with the open countryside being strengthened to create a recognisable and permanent Green Belt boundary. There are no Public Rights of Way on the site. The site is Grade 3 Agricultural Land and is within a Minerals Safeguarding Area. Whilst the site is within Flood Zone 1 there is potential for surface water flooding. Two sewers also run through the site adjacent to its western boundary, and the site has a modelled risk of sewer flooding which would need to be mitigated. The site is located within 100m of Bignall End open space (a Site of Biological Importance) and 200m of the Bignall End Road Biodiversity Alert Site, which could inform net biodiversity gain. There are no designated or known non-designated heritage assets on the site. The closest designated asset is a listed mile marker on Raven's Lane, around 150 metres to the west of the site, beyond which Audley Conservation Area is around 500 metres away. The heritage asset of most import to the site is likely to be the listed Wedgewood Monument on Bignall Hill, located approximately 1.2km east, views of which are taken from the site.</p>		

In landscape terms, the site is considered to have the potential for built form be intrusive in the rural landscape. To mitigate this, an appropriate landscape buffer is likely to be required along the northern site boundary. This would also be important for Green Belt purposes.

Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan.

The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.

### Planning and Sustainability

<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	

### Natural Environment

<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b> No	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Audley Ancient Clay Farmlands	

### Heritage

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 1	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	

### Physical Environment

<b>Surface Water Flood Risk:</b> 1 in 100 years	<b>Flood Zone 2:</b>	<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0	<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No

Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: AB15		
Ward: Audley	Site Address: Land North of Vernon Avenue, Audley	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.55
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 1.32
Estimated Potential Capacity: 33		Site Gross Capacity: 40
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 33	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the development boundary of Audley. The site is promoted for housing development and open space. Development has the potential to 'round off' the Green Belt boundary. Residential development predominantly surrounds the site which makes it unsuitable for employment development. The site has access to some services and facilities.</p>		
<p><b>Site Selection Comment:</b></p> <p>A greenfield site within the Green Belt that makes a moderate contribution to Green Belt purposes. The site is connected to the urban area by one or more boundaries and is adjacent to an existing residential area. Access could be achieved via Vernon Avenue. The site has access to some services and facilities. The topography of the site slopes down to the west. Site is within Flood Zone 1. The site is surrounded by built form on three sides and development has the potential to 'round off' the Green Belt boundary. There are no PROW within or adjacent to the site. Site consists of Grade 3 agricultural land and is located within a Mineral Safeguarding Area. There are no environmental designations within or adjacent to the site. The site is situated within 100m of Audley Conservation Area and is adjacent to the historic farmstead of Wall Farm and its formal garden. The site's existing western boundary with the countryside is less durable and a new durable Green Belt boundary would need to be created if the site were to be developed. The site is proposed for allocation in the Plan to meet the development needs of Audley. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.</p>		

Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Area of Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB16			
<b>Ward:</b> Audley		<b>Site Address:</b> Land off Boyles Hall Road, Bignall End	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> SCC	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 28.44
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 22.75
<b>Estimated Potential Capacity:</b> 683		<b>Site Gross Capacity:</b> 683	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Bignall End settlement. The site is promoted for housing development. The site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Audley Conservation Area is located in very close proximity to the north-western boundary. The site has access to a range of services and facilities. Public right of way on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is also within the Green Belt and makes a strong contribution to Green Belt purposes. The site is identified as low quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Audley Conservation Area is located in very close proximity to the north-western boundary. The site is also in close proximity to a number of listed buildings. The site has access to a range of services and facilities. Public Right of Way on site. There is surface water flood risk identified on the site. The site is grade 3 agricultural land. Access is likely to require further consideration as it is assumed to be taken from Boyles Hall Road, which is unclassified. The site is of scale in the Green Belt with associated impacts, including impact on the green gap on the west side of Audley which separates it from Bignall End, Boon Hill and Miles Green / Halmer End.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Yes	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Natural and Semi-Natural Greenspace	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> 0	



Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Apedale Coalfield Framlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 5	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: AB2		
Ward: Audley	Site Address: Land adjoining A500 and M6 southbound, Audley	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 80.938
Density Applied: 30	Developable Area Applied: 80%	Developable Area (Ha): 64.8
Estimated Potential Capacity: 1881		Site Gross Capacity: 1881
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Unsuitable		Suitable for employment: Suitable with policy change
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<b>SHELAA Comment:</b> A Green Belt site isolated and disconnected from Audley and Bignal End settlement. Site is promoted for employment development. The site is partially effected by Flood Zones 2 and 3. Developable area calculation takes this into account. Access via Park Lane and Moat Lane are single laned roads with no footpaths or street lighting. The site has poor access to a range of services and facilities. Public Rights of Way on site.		
<b>Site Selection Comment:</b> The site has been considered through the Strategic Employment Sites Assessment (Aspinall Verdi, 2024). The site provides for logistics employment requirements and plays a sub-regional role in the functional economic area. The site could also include lorry parking for HGVs to respond to requirements identified from National Highways. The site has poor access to services and facilities but it is considered that this can be mitigated through a Travel Plan. Given the constraints of local roads the site would need to be accessed direct via the A500. The site is located within the Greenbelt and overall makes a moderate contribution to Green Belt purposes. Part of the site is within Flood Zones 2 and 3 and there is a risk of surface water flooding that would need to be mitigated. The site is also partially within a Groundwater Source Protection Zone. The site is Grade 3 Agricultural Land and is within a Mineral Safeguarding Area. There are no environmental designations within the site, however, there is a TPO on the site and a Site of of Biological Importance within 150 metres, any impacts on which would need to be mitigated. There are no designated heritage assets within or immediately adjacent to the site but there are some in close proximity, However, there are a number of known non-designated heritage assets of archaeological importance within the site and in close proximty, any impacts on which would need to be mitigated. A gas pipeline runs in a generally east to west direction through the middle of the site. The site is available as it was promoted by the owner and with the exception of Brook Farm it is not in active use and is considered achievable, as it is broadly viable. The site is located within the Greenbelt and overall makes a moderate contribution to Green Belt purposes. It has some existing less durable boundaries with the countryside and any development on the site would need to create a new durable boundaries with the Green Belt. A number of Public Rights of Way cross the site, which would need to be accomodated within any development. Amenity impacts on nearby residences would also need to be mitigated.		

Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording..

The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s). The strategic employment site at Junction 16 of the M6 (currently Green Belt) provides a sub-regional logistics focused employment park to accommodate employment development to meet a sub-regionally identified logistics need and provide for alternative HGV parking, in line with evidenced requirements demonstrating the need for such provision. There is a strategic need for employment land in this location, close to the M6 and strategic road network, as well as a general lack of other suitable sites to meet the overall scale of new employment land needed in the borough. Therefore, there are site level exceptional circumstances to amend the Green Belt to accommodate this strategic employment site.

### Planning and Sustainability

<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Recommended as a suitable site in the Strategic Employment Sites Assessment (2024)		<b>Low Zero Carbon Opportunities:</b> More constrained	

### Natural Environment

<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> 0	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 1	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Audley Ancient Clay Farmlands	

### Heritage

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	

### Physical Environment

<b>Surface Water Flood Risk:</b> 1 in 30 years	<b>Flood Zone 2:</b> Yes, in parts		<b>Flood Zone 3:</b> Yes, in parts
<b>FZ2 (% within):</b> 2.2	<b>FZ3 (% within):</b> 1.2		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> Yes		<b>Air Quality Management Area:</b> No	

Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: Partially on site		Adverse Topography: Undulating site	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB22			
<b>Ward:</b> Audley		<b>Site Address:</b> Wall Farm, Audley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 15.19
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 12.15
<b>Estimated Potential Capacity:</b> 365		<b>Site Gross Capacity:</b> 365	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. Access is proposed via Nantwich Road (B5500). Vernon Road could provide an alternative access. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes an overall moderate contribution to Green Belt purposes. The site is undulating - dipping in the centre and rising upwards to the south. Grade 3 Agricultural Land. Access could be provided via the B5500 (with Vernon Road potentially providing a secondary access). The site is adjacent to the settlement of Audley along its eastern boundary and it is surrounded by residential development to the east and ribbon development within the Green Belt to the north and west. There are no environmental designations or heritage assets within or immediately adjacent to the site, although it is adjacent to the historic farmstead of Wall Farm. There is a potential for surface water flooding on the site. Within a Mineral Safeguarding Area. The site does not have an existing durable boundary with the countryside. The site is significant in scale, with associated highways, infrastructure and character / visual impacts as well as the loss of agricultural land. Development would represent a sizeable incursion into undeveloped countryside relative to the size of Audley, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: AB24			
Ward: Audley	Site Address: Land at Barthomley Road, Audley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use:	Gross Site Area (Ha): 0.43	
Density Applied: 30	Developable Area Applied: 95%	Developable Area (Ha): 0.41	
Estimated Potential Capacity: 12		Site Gross Capacity: 12	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> This Greenbelt site is located outside of the development boundary of Audley. The site promoter has submitted the site for up to 6 dwellings, with some or all plots as self build. Kent Hill Quarry (Biodiversity Alert Site) is within 400m. Access to the site is via Barthomley road is single lane and could present access issues to the southern dwellings. The land is relatively flat Grade 3 agricultural land with 2 mature trees on site. Site has limited access to services and facilities.			
<b>Site Selection Comment:</b> Greenfield site in the Greenbelt that makes a weak contribution to Green Belt purposes. The site comprises Grade 3 Agricultural Land and is within Flood Zone 1. There are no environmental designations or designated heritage assets within or immediately adjacent to the site. Access could be created via Barthomley Road, however, this is a single lane road. The site is not considered to be suitable for housing as it does not promote sustainable growth - it is completely detached from Audley (approximately 550m away) and, whilst surrounded by existing residential (ribbon) development, it is within the open countryside and is not linked to Audley by an adjacent site. Given the location of the site there are concerns regarding access to services and facilities.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Weak	GB Parcel Assessment: Yes	Assessed by ARUP: No
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Potential (Less constrained)	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Bedrock Sand		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m
Primary School: >1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> AB27			
<b>Ward:</b> Audley		<b>Site Address:</b> Land South of Apedale Road, Wood Lane	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.29
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.28
<b>Estimated Potential Capacity:</b> 8		<b>Site Gross Capacity:</b> 8	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Unavailable	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the development boundary of Wood Lane settlement. Site information provided indicates the site's availability is affected by an existing agricultural tenancy. The site has mature trees within along its southern boundary. The site would be more suited to housing development than employment uses due to it being predominantly surrounded by residential development. A Public Right of Way adjoins the western boundary. The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site within the development boundary of Wood Lane settlement. Access to the site is possible via Apedale Road. The site is Grade 3 Agricultural Land and there are mature trees along the southern boundary of the site. A Public Right of Way adjoins its western boundary. The site is adjacent to residential uses. There is uncertainty regarding the site's availability due to an existing agricultural tenancy. The site is adjacent to the Wood Lane settlement which is in the 'other settlement and rural area' tier of the settlement hierarchy. The site has limited access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Within 250m		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> Yes		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <400m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB30			
<b>Ward:</b> Audley	<b>Site Address:</b> Land between Bignall End and Boon Hill, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 9.35	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 7.48	
<b>Estimated Potential Capacity:</b> 224		<b>Site Gross Capacity:</b> 224	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 74	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site adjacent to the development boundary of Bignall End and Wood Lane settlement. The site is promoted for multiple uses including housing, education, sports facilities and open space. Public Right of Way on site. Within 150m of a site of biological importance. Within Coal Development High Risk area. Historic landfill site. Grade 3 Agricultural Land. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes (GBA, April 2024). [Note: As part of the site promoter's comments on the Reg 18 Plan a reduced site area was put forward, the April 2024 GBA relates to that reduced area.] The topography of the site slopes down to the north and to the west. The site has access to some services and facilities. There is a risk of surface water flooding that would need to be mitigated. Access could be created into the site. Public Right of Way on site. Within a Coal Development High Risk area. Within 150m of a site of biological importance. [The GIS suggests the site or part of it is an historic landfill site]. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts. The site makes a strong contribution to the Green Belt as it forms part of an important open gap between the settlements of Bignall End and Wood Lane and on this basis, makes a strong contribution to fulfilling the fundamental aim of the Green Belt in protecting its openness.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Apedale Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB32			
<b>Ward:</b> Audley		<b>Site Address:</b> Land off Nursery Gardens, Audley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.98
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.83
<b>Estimated Potential Capacity:</b> 25		<b>Site Gross Capacity:</b> 25	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 25		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. Access is proposed via Nursery Gardens which appears narrow. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. It is adjacent to the settlement of Audley and has access to a range of services and facilities. The site is Grade 3 Agricultural Land and is part covered by a Mineral Safeguarded Area. Sewers run through the site and there is a record of sewer flooding in the vicinity, all of which would need to be mitigated. Audley Conservation Area is within 150m of the site and there are 2 listed buildings within 250m. An appropriate landscape buffer would need to be provided between the site and the open countryside. There are concerns regarding the availability of access routes into the site, particularly via Nursery Gardens access.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 5	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: AB33		
Ward: Audley	Site Address: Land off Nantwich Road / Park Lane (1), Audley	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: SCC	Site Use: Agriculture	Gross Site Area (Ha): 2.74
Density Applied: 30	Developable Area Applied: 80%	Developable Area (Ha): 2.19
Estimated Potential Capacity: 55		Site Gross Capacity: 55
Delivery Period (0-5 years): 0	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development, and has access to some services and facilities.		
<b>Site Selection Comment:</b> The site is an undulating Greenfield site on the edge of Audley. It is situated within the Green Belt. This original SHELAA site has been reduced in size. The revised site has been considered through the GBA assessment (2024, Arup) which states that overall the revised site makes a moderate contribution to Green Belt purposes. The site is relatively enclosed by the settlement to the east, south, and south west and therefore development would be relatively contained. The site lies within a Coal Development Low Risk Area and a Mineral Safeguarding Area. There are no environmental designations, designated heritage assets or TPOs within the site or directly adjacent to the site. There are 3 listed buildings within 250m of the site (but none within 150m). The site is within 150m of the Audley Conservation Area and contains a non-designated heritage asset of archaeological interest (a former hollow way or field boundary). The site is adjacent to an established residential area and is within 100m of Audley allotments, 300m of a bus stop, 400m of Audley Health Centre and within 800m of a primary school, a GP surgery and an area of open space. The nearest secondary school is 1.6km away. Access could be created from Park Lane or B5500. Whilst the site is within Flood Zone 1 there is potential for surface water flooding. The site consists of grade 3 agricultural land. A sewer also runs through the site and the site has a modelled risk of Sewer Flooding. Both of these issues would need to be mitigated. An appropriate landscape buffer would also need to be provided between the site and the open countryside to protect the landscape and create a durable boundary to the Green Belt. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan. The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of		

development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.

Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Potential (Less constrained)	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 5	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> AB34			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Nantwich Road / Park Lane (2), Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> SCC	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 11.13	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 8.90	
<b>Estimated Potential Capacity:</b> 267		<b>Site Gross Capacity:</b> 267	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 117	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site disconnected but in close proximity to the development boundary of Audley settlement. The site is promoted for housing development. A Biodiversity Alert Site and Regionally Important Geological site (Kent Hill Quarry) adjoins part of the western boundary. The site has poor access to a range of services and facilities. Public Right of Way on site.			
<b>Site Selection Comment:</b> Greenfield site in the Green Belt that makes a moderate contribution to Green Belt purposes. The site is disconnected and is approximately 150m away from the inset settlement of Audley. A Biodiversity Alert Site and Regionally Important Geological site (Kent Hill Quarry) adjoin part of the western boundary of the site and a Public Right of Way runs through it. The site is Grade 3 Agricultural Land and is within a Mineral Safeguarding Area. Access may be provided via Nantwich Road or Park Lane. The site is detached from the settlement of Audley. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts, and would result in the loss of agricultural land and may have an impact on Kent Hill Quarry. Poor access to services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> Yes	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB37			
<b>Ward:</b> Audley		<b>Site Address:</b> Land East of Alsager Road (1), Audley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> SCC	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 13.04
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 8.1
<b>Estimated Potential Capacity:</b> 243		<b>Site Gross Capacity:</b> 243	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 93
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development. A Biodiversity Alert Site (Audley Castle Banks) occupies part of the site to the north-east. The site is also partially affected by Flood Zones 2 and 3. Developable area calculation takes this into account. The site is in close proximity to Audley Conservation Area and Audley Castle Hill Motte Scheduled Monument. The site has access to a range of services and facilities. Public Rights of Way on site.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong/moderate degree of openness. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its proximity to the Audley Conservation Area, which is within 150m of the site. Audley Castle Hill Motte Scheduled Monument is also in close proximity, as is a Grade II listed building on the west side of Alsager Road (Townhouse Farmhouse and attached wall and cottage). A Biodiversity Alert Site (Audley Castle Banks) occupies part of the site to the north-east. The site slopes down to the north towards a watercourse that runs through the site. The site is partially affected by Flood Zones 2 and 3 and there is potential for surface water flooding that would need to be mitigated. The site comprises Grade 3 Agricultural Land and is within a Mineral Safeguarding Area. Two Public Rights of Way run through the site. The site has access to a range of services and facilities in nearby Audley. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Partial
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: Yes		Site of Biological Importance:		Number of SBIs within 150m: 0		Ancient Woodland:	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 3				Landscape Character: Audley Ancient Clay Farmlands			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 3		Number of Listed Buildings within 500m: 6		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: Yes		Conservation Area: No		Conservation Area within 150m: 1	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 30 years		Flood Zone 2: Yes				Flood Zone 3: Yes	
FZ2 (% within): 16.129999999999999		FZ3 (% within): 14.742557789999999				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): No				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: Yes				Rural Site outside development boundary: Yes	
GP/ Health Centre: <800m		Hospital: >1600m		Open Space: <400m		Post Office: <800m	
Primary School: <800m		Secondary School: >1600m		College: >1600m		Town Centre: >1600m	
Convenience Store: <800m		Supermarket: >1600m		Bus Stop: <800m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> AB4			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Alsager Road, North of Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 5.06	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 4.05	
<b>Estimated Potential Capacity:</b> 122		<b>Site Gross Capacity:</b> 122	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 122	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site isolated and disconnected from Audley and Bignall End settlement. The site is promoted for a variety of uses including housing, employment, food & drink, community / sports / entertainment facilities, tourist accommodation, retail, education, health and renewable energy. The Economic Needs Assessment grades the site as 'poor'. Bus services do not appear to operate at this location. Alsagers Road does not have public footpaths. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The site is promoted for a variety of uses. Bus services do not appear to operate at this location. Alsager Road does not have public footpaths. The site is Grade 3 Agricultural Land. The site has poor access to a range of services and facilities and is near the A500, with associated amenity impacts. The site is situated within the open countryside and is isolated and disconnected from Audley and Bignall End settlement. The western boundary (Alsager Road) is durable and would prevent encroachment into the countryside, however, all of the remaining boundaries are less durable, comprising field boundaries and would not prevent encroachment if the site were to be developed. 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 due to its less durable boundaries with the countryside and its strong degree of openness.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Poor		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB72			
<b>Ward:</b> Audley	<b>Site Address:</b> Land East of Wereton Road, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 4.12	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 3.3	
<b>Estimated Potential Capacity:</b> 99		<b>Site Gross Capacity:</b> 99	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 99	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site adjacent to the development boundary of Miles Green settlement. The site is promoted for housing development. Wereton Road has no public footpath on the site side. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The site is adjacent to but outside the settlement boundary of Miles Green. The site comprises Grade 3 & 4 Agricultural Land and is within a Mineral Safeguarding Area. There are no environmental designations or designated heritage assets on the site or on adjacent lands. The site has access to some services and facilities in nearby villages. From the eastern tip of the site access may be taken across the former railway to join-up with the footpath along Station Road into Miles Green. Wereton Road has no footpath on the site side, however, there is one from the site leading into Audley on the other (western) side of the road. Access to Halmer End and Bignall End are also possible using the former railway walking and cycle route.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b> Grade 3 and 4		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <1600m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <800m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m



Site Details			
Site reference: AB73			
Ward: Audley	Site Address: Land West of Wereton Road, Audley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 0.5	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 0.43	
Estimated Potential Capacity: 13		Site Gross Capacity: 13	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 13	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site disconnected but in close proximity to the development boundary of Audley settlement. The site is promoted for housing development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The site is located to the south of Audley outside its development boundary. Whilst there is some existing development adjacent to the north, east and southeast boundaries of the site, it is located within and extends back into the open countryside from a relatively short road frontage, with its northwest and southwest boundaries adjoining the open countryside. It comprises Grade 4 Agricultural Land and is located within a Mineral Safeguarding Area. There are no environmental designations or designated heritage assets on the site or on adjacent lands. The site has reasonable access to a range of services and facilities. There are concerns regarding access to the site. There is no footpath leading from the site into Audley along Wereton Road, however, there is a footpath on the other (east) side of the road.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Betley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> AB75			
<b>Ward:</b> Audley	<b>Site Address:</b> Land West of Bignall End Road / Great Oak Road, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield (with some Brownfield)	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 6.19	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 4.95	
<b>Estimated Potential Capacity:</b> 148		<b>Site Gross Capacity:</b> 148	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 148	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site disconnected from but in close proximity to the development boundary of Audley / Bignall End. The site is promoted for multiple uses including housing, employment, sports / community facilities, health, education, open space and renewable energy. A Biodiversity Alert Site (Bignall End Road) adjoins the north-eastern boundary. Bignall End Road has no footpaths or street lighting. Coal Development High Risk Area and Public Right of Way on site. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> A primarily Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong connection to the countryside with primarily less durable boundaries, as well as the strong degree of openness it provides. There is a slight gradient across the site and a brook runs through it, with a risk of surface water flooding that would need to be mitigated. It is located within a Coal Development High Risk Area and partially within a Mineral Safeguarding Area. A Public Right of Way runs through the site. A Biodiversity Alert Site (Bignall End Road) adjoins its north-eastern boundary. The site is Grade 3 Agricultural Land. The site has access to some services and facilities. It is located outside the development boundary of Audley / Bignall End but is in relatively close proximity and is linked to the settlements via a Public Right of Way. Only a small proportion of the revised site is adjacent to the existing settlement (i.e. that to the north of Hope Street), with the majority of it located within the open countryside and physically disconnected from the settlement. Initial concerns over site access may now have been resolved by an extension to the site, enabling primary vehicular access to be taken from Bignall End Road.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Partial
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			

Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: Yes	Site of Biological Importance: No	Number of SBIs within 150m: 1	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: AB77			
Ward: Audley		Site Address: Corner House Farm, Alsager Road, Audley	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 27.03
Density Applied: 30	Developable Area Applied: 80%		Developable Area (Ha): 21.04
Estimated Potential Capacity: 631		Site Gross Capacity: 631	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150		Delivery Period (11-15 years): 150
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site (two land parcels) within the open countryside north of the settlement of Audley. The site is promoted for housing, employment and retail development. A small portion of the site borders the Audley development boundary. Part of the site is affected by Flood Zones 2 and 3. Developable area calculation takes this into account. Overall the site has poor access to a range of services and facilities. Alsagers Road has no public footpaths on the site side. Public Right of Way on site.			
<b>Site Selection Comment:</b> Greenfield site comprising two land parcels within the open countryside to the north of the settlement of Audley. The site lies within the Green Belt and has been judged to make a strong overall contribution to Green Belt purposes. A very small portion of the site borders the Audley development boundary. The site comprises Grade 3 Agricultural Land and is within a Mineral Safeguard Area. Part of the site is affected by Flood Zones 2 and 3 and there is a risk of surface water flooding on site that would need to be mitigated. There is also concern regarding the amenity impact of the adjacent Wastewater Treatment Works. A Public Right of Way runs along the eastern side of one of the parcels. There are no environmental designations on or adjacent to the site. The site wraps around a Grade II listed building situated on the west side of Alsager Road (Townhouse Farmhouse and attached wall and cottage), the setting of which requires protection. Whilst nearby Audley has a range of services and facilities, the scale of the site and its distance from the settlement means that, for the most part, the site has poor access to services and facilities. Whilst there is a footpath along Alsager Road to the site from Audley, it is on the other (eastern) side of the road. The site is extensive in scale, is located within the open countryside and is (with the exception of its very southern tip) physically disconnected from the settlement of Audley. 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.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: Yes	Assessed by ARUP: Partial
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	

Economic Needs Assessment: N/A			Low Zero Carbon Opportunities: More constrained	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands		
Heritage				
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 6	Local Listing: No	
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0	
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No		
Physical Environment				
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:	
FZ2 (% within): 2.71	FZ3 (% within): 2.0926801799999999		FZ3b (% within): 0	
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No		
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No		
Accessibility				
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: No	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m	
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m	
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> AB78			
<b>Ward:</b> Audley		<b>Site Address:</b> Land North of Cross Lane, Audley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.436
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.414
<b>Estimated Potential Capacity:</b> 12		<b>Site Gross Capacity:</b> 12	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site located isolated and disssconnected from the development boundary of Audley and Bignall End settlement. The site is promoted for housing development. Cross Lane is a single lane road with no public footpaths or street lighting. The site has poor access to a range of services and facilities. Public right of way on site. The southern part of the site is part of a wider application site for 39 no. dwellings (ref. 23/00522/FUL). The submitted site plan shows the proposed houses on the land to the south of Cross Lane (AB79), with the southern part of AB78 comprising an associated landscaped area. Decision pending June 2024.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes. The GBA states that the site supports a strong degree of openness, has less durable boundaries with the countryside and therefore makes a strong contribution to safeguarding the countryside and a strong contribution to fulfilling the fundamental aim of the Green Belt in protecting the openness of the Green Belt. Public Right of Way on site. The site location is isolated and disconnected from the settlement boundary of Audley and Bignall End. The site is promoted as a biodiversity site alongside AB79. Cross Lane is a single lane road with no public footpaths or street lighting. The site has poor access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 0	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> AB79			
<b>Ward:</b> Audley		<b>Site Address:</b> Land South of Cross Lane, Audley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 3.185
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 2.548
<b>Estimated Potential Capacity:</b> 76		<b>Site Gross Capacity:</b> 76	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 76		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site located isolated and disconnected from the development boundary of Audley and Bignall End settlement. The site is promoted for housing development. Access via Cross Lane and Greateoak Road are single lane roads with no public footpaths or street lighting. The site has poor access to a range of services and facilities. Public Right of Way on site. The site is part of a wider application site, including the southern part of AB78, for 39 no. dwellings (ref. 23/00522/FUL). Decision pending June 2024.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a strong contribution to Green Belt purposes [although it is noted that the site area and extent has since been substantially reduced, with it now only comprising the western part of the original AB79 - updated GBA in relation to reduced site area still suggests a strong contribution overall to Green Belt purposes]. The site is Grade 3 Agricultural Land and is within a Mineral Safeguard Area. A Public Right of Way crosses the site. There is a risk of surface water flooding on site that would need to be mitigated. There are no environmental designations or designated heritage assets on the site or on nearby land. The site has poor access to a range of services and facilities. Concerns regarding access via Cross Lane and Greateoak Road, which are single lane roads with no public footpaths or street lighting. The site is outside the settlement boundary of Audley / Bignall End and, whilst there is some existing development to its south and west, the site is essentially located within the open countryside and disconnected from the nearby settlement.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			
Listed Building: Yes	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details		
Site reference: BL18		
Ward: Talke & Butt Lane	Site Address: Clough Hall Playing Fields, Talke	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: SCC	Site Use: Green space	Gross Site Area (Ha): 13.29
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 7.13
Estimated Potential Capacity: 150		Site Gross Capacity: 150
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. A proportion of the site is a Site of Biological Interest (Bathpool Park). Developable area calculation takes this into account. Site previously used as a formal football and rugby pitch. Recent information provided indicates the pitch is surplus to requirements by Kings VA School. The site has access to some services and facilities. Public right of way on site.</p>		
<p><b>Site Selection Comment:</b></p> <p>The site is a greenfield site and also in the Green Belt. The site makes a weak contribution to Green Belt purposes (Green Belt Assessment 2024). The site is contained on 3 sides. The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way. Access could be created from Newcastle Road (A34). The Bathpool Park Site of Biological Importance is located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site and four Tree Preservation Orders are located to the north eastern corner of the site along the current pedestrian access however development could avoid these. The site is adjacent to a public rights of way and is in a coal authority high risk area. A mineral safeguarded area is on site. A new recognizable and permanent Green Belt boundary could be created consisting of the dense woodland and pond to the south and through strengthening the other existing boundaries. There is a slight sloping gradient on the site from Newcastle Road. The site was formerly partly used as a formal rugby pitch but these uses have now lapsed. With reference to the monitoring update for the playing pitch strategy, the site should provide for formal football pitches.</p> <p>The site makes a weak contribution to Green Belt purposes. 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.</p> <p>Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan with appropriate policy wording.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site</p>		

Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.

#### Planning and Sustainability

<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> Lapsed use		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	

#### Natural Environment

<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 4	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban / Grade 4		<b>Landscape Character:</b> South Kids Grove Coalfield Farmlands	

#### Heritage

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 6	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	

#### Physical Environment

<b>Surface Water Flood Risk:</b> 1 in 30 years	<b>Flood Zone 2:</b>	<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0	<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Marginally	<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No

#### Accessibility

<b>Constrained Access:</b> No	<b>Public Right of Way:</b> Yes	<b>Rural Site outside development boundary:</b> Yes	
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> <1600m

<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> <1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> <1600m
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<b>Site Details</b>			
<b>Site reference:</b> BL24			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land adjacent 31 Banbury Street, Talke	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Vacant Land		<b>Gross Site Area (Ha):</b> 0.27
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.26
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area. A previously promoted site with a lapsed planning approval for 13 dwellings (Ref.14/00027/FUL). Recent information provided indicates the land owner still wants to develop the site and it is currently in pre-app. Availability assessment reflects this. The site is predominantly surrounded by residential development and a retail unit which makes it unsuitable for employment development. The site has access to some services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> This is a brownfield and vacant site. This site is surrounded by residential development and a retail unit. It has previously been given approval for 13 dwellings (a permission which has since lapsed, ref 14/00027/FUL). Highways access is capable from Banbury Street but may require improvements to the local road network. Part of the site is in a coal authority high risk area and a mineral safeguarding area. There is a potential issue with surface water on the site which would need to be mitigated. The site is relatively accessible to a primary school, shops, GP and a bus stop is within 400m of the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No		<b>RIGS within 150m:</b> No

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: <1600m

<b>Site Details</b>			
<b>Site reference:</b> BL3			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land off Slacken Lane, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 9.28
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 2.66
<b>Estimated Potential Capacity:</b> 107		<b>Site Gross Capacity:</b> 107	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 107		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A land locked site located within the Kidsgrove urban area. The site is promoted for housing development and open space. Access can only be achieved through a neighbouring Green Belt site to the north-west located within the administrative area of Cheshire East. The West Coast Mainline and Hardings Wood Conservation Area are located in close proximity to the northern boundary. A large proportion of the site is identified as Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Estimated potential capacity calculation excludes the open space. The site has access to a range of services and facilities. Scrubland, mature trees, development high risk area and listed building on site. Public right of way adjoins the western boundary.			
<b>Site Selection Comment:</b> The site is being promoted for housing development and open space. Site is a greenfield site with the majority of the site within the development limits of the Kidsgrove urban area. The north western corner of the site is within Cheshire East and is in the Green Belt / Open Countryside. Harding's Wood Conservation Area is located in close proximity to the northern boundary. The site is in close proximity to Kidsgrove Wastewater Treatment works. There are a number of mature trees on site. The site has access to a range of services and facilities. There are amenity concerns given the proximity of the site to the West Coast Mainline and Wastewater Treatment works. The site is in a coal authority high risk area and a mineral safeguard area is on site. There is a Grade II Listed Building on site (Woodshutts Farm). Public rights of way run across the site. The site has a slight gradient. There are concerns over highway access as the primary access appears to be taken from the A34 Congleton Road and through the Green Belt. There are also heritage, amenity, topographical and concerns regarding the loss of mature trees on site. The site is significant in scale, with associated highways, infrastructure and character and appearance impacts.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> In part, Hardings Wood Site	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			



Local Nature Reserve: No	LNR within 150m: No		Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No		RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0		Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:		RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban			Landscape Character: None - urban area	
Heritage				
Listed Building: Yes	Number of Listed Buildings within 250m: 3		Number of Listed Buildings within 500m: 7	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No		Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No			Registered Park and Gardens within 150m: No	
Physical Environment				
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:			Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes			Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes			Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: On site			Adverse Topography: No	
Accessibility				
Constrained Access: Yes	Public Right of Way: No			Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m		Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m		College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m		Bus Stop: <400m	Train Station: <800m

<b>Site Details</b>			
<b>Site reference:</b> BL31			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Woodlands Farm, Church Lawton	
<b>Deliverable:</b> No	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield/ Brownfield mix
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural		<b>Gross Site Area (Ha):</b> 1.15
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.98
<b>Estimated Potential Capacity:</b> 39		<b>Site Gross Capacity:</b> 39	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b>		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This site is located to the north Hardings Wood along Liverpool Road East. Part of the site is in Cheshire East which raises a number of cross boundary implications. Hardings Wood Conservation Area within 400m and a listed building. The Economic Needs Assessment grades the site as 'poor'.			
<b>Site Selection Comment:</b> The site can be accessed via Liverpool Road East. The land is flat however seems to be in use as farmland. The site has a number of listed buildings and conservation area within 150m. The site has a strong contribution to the Green Belt (Green Belt Assessment 2024) and encroaches on land in Cheshire East. The site is grade 3 agricultural land. There are also potential surface water impacts on the site which would require mitigation. The Economic Needs Assessment grades the site as 'poor'.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> Poor		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> None	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Coal & Fire Clay and Superficial Sand & Gravel		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: <800m

<b>Site Details</b>			
<b>Site reference:</b> BL32			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land between Congleton Road and Knowles View, Butt Lane	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 0.85
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.72
<b>Estimated Potential Capacity:</b> 20		<b>Site Gross Capacity:</b> 20	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 20		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area, and promoted for multiple uses including including housing, employment, retail, community / sports / entertainment facilities, education, health, tourist accommodation, and renewable energy. The Economic Needs Assessment grades the site as 'average'. Furthermore, the site is predominantly surrounded by residential development and a neighbouring primary school (playing field) which makes it unsuitable for employment development. Access appears to be possible from the adjoining new housing development site to the north via Knowles View. Public right of way runs along the western boundary. Development high risk area on site. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site within the urban area and is currently being promoted for a mix of uses. The site is currently being used for stables and the keeping of horses. There is a slight gradient on site. The site is surrounded by residential uses and by a primary school playing field. Access appears to be possible from the adjoining housing development site to the north via Knowles View. Public right of way runs along the western boundary of the site. The site is in a mineral safeguard area and a coal authority high risk area. The site has access to some services and facilities. There may be some amenity concerns given the proximity to the adjacent school field. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: <1600m

<b>Site Details</b>			
<b>Site reference:</b> BL4			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Land at Slacken Lane		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Green Space	<b>Gross Site Area (Ha):</b> 5.908	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 4.73	
<b>Estimated Potential Capacity:</b> 170		<b>Site Gross Capacity:</b> 170	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 20	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> Site now has an application 06/00620/208. Submitted previously as part of JLP, overlapping land from BL3. Public right of way along western boundary where access is being proposed. Hardings wood conservation area and listed building within 400m therefore heritage impact assessment required. Designated open space in the open space strategy			
<b>Site Selection Comment:</b> The site is being promoted for housing development and open space. Site is a greenfield site with the majority of the site within the development limits of the Kidsgrove urban area. Harding's Wood Conservation Area is located in close proximity to the northern boundary. The site is in close proximity to Kidsgrove Wastewater Treatment works. There are a number of mature trees on site. The site has access to a range of services and facilities. There are amenity concerns given the proximity of the site to the West Coast Mainline and Wastewater Treatment works. The site is in a coal authority high risk area and a mineral safeguard area is on site. There is a Grade II Listed Building within 150m of site (Woodshutts Farm). Public rights of way run across the southern boundary of site (slacken lane access point) The site has a slight gradient. There are also heritage, amenity, topographical and concerns regarding the loss of mature trees on site. Site is currently pending consideration for 170 dwellings, including 43 affordable homes - 24/00089/FUL.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Natural and Semi Natural Greenspace	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban area		Landscape Character: None	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: Coal & Fire Clay and Superficial Sand & Gravel		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: <1600m

<b>Site Details</b>			
<b>Site reference:</b> BL8			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land adjacent roundabout at West Avenue, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Vacant land		<b>Gross Site Area (Ha):</b> 1.42
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.21
<b>Estimated Potential Capacity:</b> 40		<b>Site Gross Capacity:</b> 40	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 40		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area. The site is promoted for housing development, and has a lapsed planning approval for 44 dwellings (Ref.15/00368/OUT). Planning approval for 63 dwellings refused (Ref. 18/00239/FUL). Estimated potential capacity calculation is based on the SHELAA methodology. Development high risk area occupies a very small proportion of the site. Site has access to some services and facilities. No current permission as of June 2024.			
<b>Site Selection Comment:</b> The site is a brownfield land and is a vacant site in the urban area. The site is being promoted for housing development and has a lapsed outline planning permission for 44 dwellings (Ref 15/00368/OUT). The site location is transitional in character from employment to more residential uses. The site is adjacent to employment uses with potential mitigation impacts. The site is in a coal authority high risk area and is within 250 meters of a mineral safeguarding area. The site has access to some services and facilities including a primary school and GP. There is potential for surface water impacts on the site which would require mitigation. As planning permission has previously been obtained, then it is considered that the site, in principle, is suitable for residential development. No current permission as of June 2024. The site is an allocation in the Local Plan for around 40 dwellings. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No



Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <800m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: <1600m

<b>Site Details</b>			
<b>Site reference:</b> BW1			
<b>Ward:</b> Bradwell	<b>Site Address:</b> Chatterley Valley, Lowlands Road, Bradwell		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Green space	<b>Gross Site Area (Ha):</b> 6.4	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 5.2	
<b>Estimated Potential Capacity:</b> 260		<b>Site Gross Capacity:</b> 260	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area. The site forms part of Ravendale Industrial Estate. The Borough Council has provided JCB the option of expanding the existing neighbouring premises onto this site. The site had planning approval for employment use (Ref. 07/00995/EXTN) but has now expired. Neighbouring SHELAA site reference BW19 to the south currently has planning approval for employment use. The Economic Needs Assessment grades the site as 'good'. Development high risk areas and mineshafts on site. Bus services do not appear to operate along Peacock Hay Road. The site has poor access to a range of services and facilities. Site understood to have recently been subject to pre app discussions.			
<b>Site Selection Comment:</b> The site is located within Newcastle urban area and forms part of Ravendale Industrial Estate. The site had planning approval for employment use (Ref 07/00995/EXTN) which has now expired. The Economic Needs Assessment grades the site as 'good'. Highway access is capable from Peacock Hay Road. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. Part of the site is in a Coal Authority high risk area and a mineral safeguarding area. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Good		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 1	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: None Agricultural		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: >1600m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CH13			
<b>Ward:</b> Cross Heath		<b>Site Address:</b> Castletown Grange, Douglas Road, Cross Heath	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Aspire Housing		<b>Site Use:</b> Sheltered housing	<b>Gross Site Area (Ha):</b> 0.59
<b>Density Applied:</b> 50		<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.46
<b>Estimated Potential Capacity:</b> -12		<b>Site Gross Capacity:</b> -12	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> -12	<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. The site promotor has proposed 16 units. The site currently consists of sheltered housing development, and is surrounded by housing development which makes it unsuitable for employment development. Redevelopment of the site would include the demolition of 35 units (over 55's) which would result in a net loss of 19 units. Part of the site is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. Part of the site is effected by Flood Zones 2 and 3. Developable area calculation takes this into account. The site has access to a range of services and facilities. Net loss of -7 determined from site capacity calculated using SHELAA methodology.			
<b>Site Selection Comment:</b> This brownfield site within the Newcastle-under-Lyme urban area is a former retirement housing complex. It offers good accessibility to local services and facilities, including public transport. The surrounding land uses make it more suitable for housing than employment development. While there are no significant topographical or heritage constraints, a south-easterly section falls within Flood Zones 2 and 3, necessitating careful flood risk assessment and mitigation strategies. Development should be directed towards areas of low flood risk. The presence of established trees on the site edge also requires consideration during development planning. The site is in a minerals safeguarding area. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No		<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A <b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Park and Garden	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No		<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No <b>Special Area of Conservation:</b> No

SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 8.3900000000000006	FZ3 (% within): 7.3076317599999996		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: <800m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CH14			
<b>Ward:</b> Cross Heath	<b>Site Address:</b> Maryhill Day Centre, Wilmott Drive, Cross Heath		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> SCC	<b>Site Use:</b> Training / Day Centre	<b>Gross Site Area (Ha):</b> 0.69	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.59	
<b>Estimated Potential Capacity:</b> 30		<b>Site Gross Capacity:</b> 30	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 30	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. Lymedale Cross Industrial Estate adjoins the eastern boundary. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Located in a suburban setting in Cross Heath, this brownfield site currently houses an adult day care centre. It offers access to some local services and facilities and is considered suitable for around 30 dwellings. The site presents no major environmental or heritage constraints. However, its proximity to the Lymedale Cross Industrial Estate on the eastern boundary may raise amenity considerations regarding potential noise and traffic impacts. As highlighted by Staffordshire County Council, access via Wilmot Drive is preferred, as access from Wilmott Court would require off-site highway works. The presence of established trees on site also requires consideration during development. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CH3			
<b>Ward:</b> Cross Heath		<b>Site Address:</b> Land at Hoon Avenue, Cross Heath	
<b>Deliverable:</b> Yes	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> SCC	<b>Site Use:</b> Open space		<b>Gross Site Area (Ha):</b> 3.8
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 2.12
<b>Estimated Potential Capacity:</b> 100		<b>Site Gross Capacity:</b> 100	
<b>Delivery Period (0-5 years):</b> 100	<b>Delivery Period (6-10 years):</b>		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> Yes	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. A planning application (ref 20/01078/OUT) was approved for up to 100 dwellings on appeal 29/02/2024, construction not started as of June 2024. Estimated potential capacity is based on the SHELAA methodology until permission is granted. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is surrounded by residential development. A primary / secondary school and special needs nursery is located in very close proximity to the eastern boundary. The surrounded land usage makes the site unsuitable for employment development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Designated as low-quality/low-value amenity greenspace in the Open Space Strategy 2022, this Greenfield site within the urban area is currently designated as open space. It offers good accessibility to local services and facilities, including schools and public transport. However, the loss of open space and potential impact on the landscape character require careful evaluation. The site's proximity to Lyme Brook raises potential flood risk concerns, particularly regarding surface water flooding, which may necessitate mitigation measures. The presence of an electrical substation on site also needs consideration during development planning. 20/01078/OUT for up to 100 dwellings approved on appeal 29/02/2024.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Amenity Greenspace	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No



Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 1.5800000000000001
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <400m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CL6			
<b>Ward:</b> Clayton		<b>Site Address:</b> Stafford Crescent (garage site)	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 0.48
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.34
<b>Estimated Potential Capacity:</b> 14		<b>Site Gross Capacity:</b> 14	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 14		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> Yes		
<b>SHELAA Comment:</b> The site located within the Newcastle urban area. The site is irregular in shape and has numerous mature trees which makes it unsuitable for development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This small Greenfield site within the urban area is surrounded by residential development and offers access to a range of services and facilities, including a health centre, schools, and shops. However, its irregular shape and the presence of numerous mature trees significantly limit its developable area and present challenges for layout and design. As such, the site's suitability for development is constrained by its physical characteristics			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b> No	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban		<b>Landscape Character:</b> None - urban area	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CL8			
<b>Ward:</b> Clayton		<b>Site Address:</b> Land East of Cambridge Drive (2), Clayton	
<b>Deliverable:</b> No	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 2.06
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 1.65
<b>Estimated Potential Capacity:</b> 66		<b>Site Gross Capacity:</b> 66	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 66		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. Ancient woodland (Rakes Wood) and Clayton Conservation Area adjoins part of the western boundary. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Located on the urban fringe and bordering the Newcastle urban area, this Green Belt site is characterised by its agricultural use and a slight gradient. Ancient woodland (Rakes Wood) and the Clayton Conservation Area adjoin part of the western boundary. The Green Belt 2024 assessment confirmed the site's strong contribution to Green Belt purposes, particularly safeguarding the countryside from encroachment and preserving the setting and special character of historic areas. The development may have potential ecological impacts on the ancient woodland and requires careful consideration. While the site offers access to a range of services and facilities, access via the relatively narrow Cambridge Drive presents challenges requiring mitigation. The presence of grazing fields, mature trees, and an outhouse building on site also necessitates careful consideration during development planning.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 1	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Lyme River Valley	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 1	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 1
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 1000 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <400m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> <800m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

Site Details		
<b>Site reference:</b> CT1		
<b>Ward:</b> Crackley & Red Street	<b>Site Address:</b> Land at Red Street and High Carr Farm	
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 22.69
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 18.15
<b>Estimated Potential Capacity:</b> 530		<b>Site Gross Capacity:</b> 530
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> Yes		
Summary Comments		
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> A Green Belt site bordering the Newcastle urban area, and in relatively close proximity to the Newcastle-under-Lyme urban area. The site is promoted for housing development and open space. The site is promoted for housing development. Access via the A34 (Talke Road) has no public footpaths or street lighting, and is limited to left in / left out. Bells Hollow is single lane road with no footpaths or street lighting. Talke Road / Liverpool Road could provide an alternative access, but this also has no public footpaths or street lighting on the site side. The site has limited access to a range of services and facilities. Development high risk areas and public right of way on site.		
<b>Site Selection Comment:</b> This is a greenfield site in the Green Belt that borders Newcastle urban area and is in relatively close proximity to Kidsgrove urban area. It's assessed as having a weak contribution to the Greenbelt. The site is promoted for housing development. The site is not within an AQMA. There are no TPOs on the site. The site consists of grade 4 or 5 agricultural land. There are historical Coal and other extraction industry uses which would require further assessment / mitigation. There are no designated heritage or environmental assets in close proximity and the site is within Flood Zone 1. The Economic Needs Assessment grades the site as 'good', and indicates housing development would be more suitable for viability reasons. Access is possible into the site via Talke Road / A34 / Bells Hollow but would require junction and road improvements. It would also be necessary to improve public footpaths or street lighting. Development of the site would be reasonably contained and well-defined along strong permanent boundaries. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan. The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the		

sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Weak	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> CT10			
<b>Ward:</b> Holditch & Chesterton		<b>Site Address:</b> Parkhouse Road West, Chesterton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Open space		<b>Gross Site Area (Ha):</b> 4.16
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 2
<b>Estimated Potential Capacity:</b> 100		<b>Site Gross Capacity:</b> 100	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b>		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Parkhouse Industrial Estate (West) adjoins the eastern boundary of the site. The Economic Needs Assessment grades the site 'poor', but recognises the site falls within an established location for employment. Furthermore, the assessment also considers the site appropriate for housing development. The land owner has confirmed the site is promoted for employment development only. As a result, the site is taken out of the deliverable and developable supply for housing. Site was used as a former marl pit. Development high risk area on site. Areas of mature trees are excluded from the developable area calculation. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site sits within the Newcastle-under-Lyme urban area and is a brownfield site. The site is being promoted for development through the local plan. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Parkhouse Industrial Estate (West) adjoins the eastern boundary of the site. The Economic Needs Assessment grades the site 'poor', but recognizes the site falls within an established location for employment. Furthermore, the assessment also considers the site appropriate for housing development. The land owner has confirmed the site is promoted for employment development only. Site was used as a former marl pit and is within a minerals safeguarding area. Development high risk area on site. Areas of mature trees are on the site. Site affected by some surface water flooding. The site has access to some services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Amenity Greenspace	
<b>Economic Needs Assessment:</b> Poor		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No



SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No		Site of Biological Importance: No		Number of SBIs within 150m: 0		Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded: No		Carbon Capture Site: No	
Agricultural Land Classification: None Agricultural				Landscape Character: None - urban area			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 1		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: None		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): Marginally				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: No				Rural Site outside development boundary: No	
GP/ Health Centre: <400m		Hospital: >1600m		Open Space: <400m		Post Office: <800m	
Primary School: <400m		Secondary School: <1600m		College: >1600m		Town Centre: >1600m	
Convenience Store: >1600m		Supermarket: >1600m		Bus Stop: <400m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> CT20			
<b>Ward:</b> Holditch & Chesterton		<b>Site Address:</b> Rowhurst Close, Chesterton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Part NuLBC / unknown	<b>Site Use:</b> Vacant land		<b>Gross Site Area (Ha):</b> 8.88
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 7.11
<b>Estimated Potential Capacity:</b> 355		<b>Site Gross Capacity:</b> 355	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and adjoins Rowhurst Close Industrial Estate. Developable area calculation takes into account the remaining land available for development. Land owner for part of this site is currently unknown. The site is surrounded by employment development which makes it unsuitable for housing development. The Economic Needs Assessment grades the site as 'average'. Development high risk areas, mineshafts and former landfills on site. The site has some access to services and facilities.			
<b>Site Selection Comment:</b> The site is located within the Newcastle urban area, and adjoins Rowhurst Close Industrial Estate. The site is surrounded by existing employment uses which makes it unsuitable for residential development. The Economic Needs Assessment grades the site as 'average'. Site is within a minerals safeguarding area. Coal Authority high risk areas, mineshafts and historic landfill on site. Site is affected by surface water flood risk, but not considered to impact deliverability for employment. Any potential land contamination & air quality issues would require assessment. The Apedale Marsh Site of Biological Importance is located to the north west of the site (beyond 150m) and consideration will need to be given to potential impacts, including habitat distinctiveness, depending on employment uses. The site has some access to services and facilities. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No		Site of Biological Importance: No		Number of SBIs within 150m: 0		Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 4				Landscape Character: None - urban area			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 1		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area:		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 30		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): No				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: No				Rural Site outside development boundary: No	
GP/ Health Centre: <800m		Hospital: >1600m		Open Space: <400m		Post Office: <800m	
Primary School: <1600m		Secondary School: <800m		College: >1600m		Town Centre: >1600m	
Convenience Store: >1600m		Supermarket: >1600m		Bus Stop: <800m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> CT25			
<b>Ward:</b> Crackley & Red Street		<b>Site Address:</b> Land off Audley Rodd, Chesterton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 1.08
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.918
<b>Estimated Potential Capacity:</b> 45		<b>Site Gross Capacity:</b> 45	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 45		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. The site has poor access to a range of services and facilities. Public right of way and development high risk areas on site.			
<b>Site Selection Comment:</b> This is a Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. The site has poor access to a range of services and facilities. It is assessed as having a strong overall contribution to Green Belt purposes. Public right of way and development high risk areas on site. Access can be gained via Audley road however hedgerows are currently blocking this access point and therefore, junction improvements are required. The site is located away from the existing settlement and in the Green Belt therefore it could contribute to urban sprawl			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HD26			
<b>Ward:</b> Audley	<b>Site Address:</b> Land South of Shraleybrook Road, Halmer End		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 1.79	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.51	
<b>Estimated Potential Capacity:</b> 45		<b>Site Gross Capacity:</b> 45	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 45	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Halmer End settlement. The site is promoted for housing development. A Site of Biological Importance (Hayes Wood) adjoins the western boundary, and a Biodiversity Alert Site (Bateswood) adjoins the southern boundary. Highway access off High Street may require some improvement as it appears to be narrow. The site has access to some services and facilities. Development high risk area is confined within the southern boundary.			
<b>Site Selection Comment:</b> Greenfield site within the Green Belt that makes a weak contribution to Green Belt purposes. The site is detached from Audley and Bignall End but adjoins the development boundary of Halmer End on its south side. A Site of Biological Importance (Hayes Wood) adjoins the western boundary of the site and a Biodiversity Alert Site (Bateswood) adjoins its southern boundary. There are no designated heritage assets on the site or on adjacent land. The site has a risk of surface water flooding that would need to be mitigated. There is a Coal Development High Risk Area on site, however, this only affects a strip of land along its southern boundary. Part of the site is within a Mineral Safeguarding Area. There is a potential for contamination on a small area of site due to the presence of a former brickworks to its east. The site is a mix of Grade 3 and 4 Agricultural Land. The site has access to some services and facilities. There are concerns regarding access to the site, which the site promoter considers may be addressed through the creation of a simple priority-controlled junction off Shraleybrook Road. The site is detached from Audley and Bignall End and borders the Halmer End settlement, which is in the other settlements and rural area tier of the settlement hierarchy.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No		Site of Biological Importance: No		Number of SBIs within 150m: 1		Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 3 and 4				Landscape Character: Apedale Coalfield Farmlands			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 0		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 100 years		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): Marginally				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site				Adverse Topography: No			
Accessibility							
Constrained Access: Yes		Public Right of Way: No				Rural Site outside development boundary: Yes	
GP/ Health Centre: >1600m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <1600m		Secondary School: <400m		College: >1600m		Town Centre: >1600m	
Convenience Store: <400m		Supermarket: >1600m		Bus Stop: <400m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> HM10			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Victoria Avenue, Miles Green		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 2.25	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.8	
<b>Estimated Potential Capacity:</b> 54		<b>Site Gross Capacity:</b> 54	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 54	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Miles Green settlement. The site is promoted for housing development. Due to its shape and orientation the site protrudes into open agricultural land. The site has access to some services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> This is a greenfield site. It is in the Green Belt and makes a strong contribution to Green Belt purposes. Due to its shape and orientation, the site protrudes into the open countryside. The site is only connected to the settlement on one side. Access is capable of being achieved from Victoria Avenue. The site has some access to services and facilities. There are potential surface water impacts that would need to be mitigated. The site is in a coal authority high risk area. The site is detached from Audley and Bignal End and borders the Miles Green settlement, which is in the other settlements and rural area tier of the settlement hierarchy.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b> No	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Apedale Coalfield Farmlands	



<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 100 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Yes		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <800m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM15			
<b>Ward:</b> Audley	<b>Site Address:</b> Land south of Leycett Road, Scot Hay		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 0.26	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.25	
<b>Estimated Potential Capacity:</b> 8		<b>Site Gross Capacity:</b> 8	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is located in Scot Hay amongst existing ribbon development. The site is promoted for housing development. Leycett Road has no public footpaths or street lighting next to the site. The site has poor access to a range of services and facilities. Public right of way runs alongside the northern boundary.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is also in the Green Belt and makes a moderate contribution to Green Belt purposes. The site is disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is located in Scot Hay amongst existing ribbon development. The site is promoted for housing development. Leycett Road has no public footpaths or street lighting next to the site. The site has poor access to a range of services and facilities. Public right of way runs alongside the northern boundary.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate (GA)	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 4		Landscape Character: Apedale Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM20			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Crackley Lane, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b>	<b>Gross Site Area (Ha):</b> 3.65	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 2.92	
<b>Estimated Potential Capacity:</b> 88		<b>Site Gross Capacity:</b> 88	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 88	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This Green belt site is located is Audley ward bordering Keele and Silverdale. It is currently vacant and surrounding site uses are agricultural and residential. 2 historic mineshafts on site and seemingly overhead pylons, development will need to take these into account. Haying wood (biodiversity alert site) within 400m and The Void, Silverdale Country Park (site of biological importance) within 800m. Limited access to services and facilities. The site falls partially in the open space strategy, site boundaries may need to be amended to reflect this.			
<b>Site Selection Comment:</b> The site is not currently preferred as it's a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is detached from rural centres in the Plan. There are biodiversity alert site within 400m. Limited access to services and facilities. The site falls partially in the open space strategy.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> In part	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Split Grade 4/ Non agricultural		<b>Landscape Character:</b> Apedale Coalfield Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 1000 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> Yes		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b>		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> >1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> >1600m
<b>Primary School:</b> <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

Site Details			
Site reference: HM22			
Ward: Audley	Site Address: Land adjacent Holly House, Crackley Lane, Scot Hay		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.66	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 1.41	
Estimated Potential Capacity: 42		Site Gross Capacity: 42	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 42	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site disconnected from the Newcastle urban area and development boundary of Alsagers Bank settlement. The site is promoted for housing development, and is located in Scot Hay. Crackley Lane has limited stretches of public footpaths. Development high risk areas on site. Public right of way runs alongside the eastern boundary. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes (Green Belt Assessment 2024) . A Green Belt site disconnected from the Newcastle urban area. The site is promoted for housing development, and is located in Scot Hay. Crackley Lane has limited stretches of public footpaths. Development high risk areas on site. Public right of way runs alongside the eastern boundary. The site has poor access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong (GA)	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Grade 4		Landscape Character: Apedale Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM23			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Leycett Road, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b>	<b>Gross Site Area (Ha):</b> 2.06	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.65	
<b>Estimated Potential Capacity:</b> 49		<b>Site Gross Capacity:</b> 49	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 49	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This Green Belt site is located in Scots Hay within 400m of Hay Bates Wood and 800m of Haying Wood (both Biodiversity Alert Sites). Bateswood Local Nature reserve and The Void (a Site of Biological Importance) are also within 800m. A public footpath runs directly through site, which the development would need to take account of. Access constrained. The site has limited access to services and facilities but is within 400m of a bus stop.			
<b>Site Selection Comment:</b> The site is not an allocation as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site is isolated and disconnected from settlements. The site is located close to Biodiversity Alert sites. The site has limited access to services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Apedale Coalfields Farmlands	
<b>Heritage</b>			



Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Marginally	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Coal & Fire Clay		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM28			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land off East Lawns, Betley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Vacant garage site	<b>Gross Site Area (Ha):</b> 0.23	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.22	
<b>Estimated Potential Capacity:</b> 6		<b>Site Gross Capacity:</b> 6	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 6	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the development boundary of Betley settlement, and promoted for housing development. Site promotor proposes 8 dwellings. The site falls within a residential area which makes it unsuitable for employment development. Betley Conservation Area adjoins the eastern boundary. The site is irregular in shape which could further influence its capacity. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is located within the development boundary of Betley settlement, and promoted for housing development. The site promotor proposes 8 dwellings. Betley Conservation Area adjoins the eastern boundary, with a number of listed buildings in proximity. The site contains garage blocks that are currently in use. There would be overlooking amenity issues with the adjoining properties located along East Lawns. Landscape sensitivity and falls within a Impact Risk Zone for SSSI's. The site is also an irregular shape, small and compromised to accommodate residential development allowing for sufficient amenity space. The site has access to some services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 14	Number of Listed Buildings within 500m: 33	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: >400m	Train Station: >1600m

Site Details			
Site reference: HM29			
Ward: Madeley & Betley	Site Address: Lord Nelson Farm, Wrinehill		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 0.32	
Density Applied: 30	Developable Area Applied: 95%	Developable Area (Ha): 0.3	
Estimated Potential Capacity: 9		Site Gross Capacity: 9	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 9	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site not within the development boundary of Betley and Madeley settlements. The nearest rural centre is located over 1.5km away (Betley). The site is promoted for housing development. Housing development on site would not be compliant with Policy BBW2 of the Betley, Balterley and Wrinehill Neighbourhood Development Plan The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> This Green Belt site not within the development boundary of Betley and Madeley settlements. The nearest rural centre is located over 1.5km away (Betley) and therefore, the site has limited access to a range of services and facilities. There are currently properties located on the site. The property is on raised ground and is at a higher elevation than the adjacent HM3 site. Close proximity of listed building. Landscape sensitivity & impact risk zone for a SSSI are issues. 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 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.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 0	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM4			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land at corner of Main Road and Checkley Lane, Wrinehill		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 1.13	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.96	
<b>Estimated Potential Capacity:</b> 29		<b>Site Gross Capacity:</b> 29	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 29	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site not within the development boundary of Betley and Madeley settlement. The site is promoted for housing development. The nearest rural service centre is located over 1.5km away (Betley). Housing development on site would not be compliant with Policy BBW2 of the Betley, Balterley and Wrinehill Neighbourhood Development Plan. The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> This Green Belt site not within the development boundary of Betley and Madeley settlement. The site is promoted for housing development. The nearest rural service centre is located over 1.5km away (Betley) and therefore, the site has limited access to a range of services and facilities. The site is flat. The site also contains properties running along Main Road and is enclosed by hedgerows. Surface water flood risk, 1:1000 covering part (>10%) of the site. Landscape sensitivity & impact risk zone for a SSSI are issues. Rural setting & strong contribution to the Green Belt.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong (GA)	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM62			
<b>Ward:</b> Audley	<b>Site Address:</b> Land south of Blackbank Road, Alsager's Bank		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Vacant	<b>Gross Site Area (Ha):</b> 1.03	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.88	
<b>Estimated Potential Capacity:</b> 26		<b>Site Gross Capacity:</b> 26	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 26	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This Green Belt site is located just outside of the development area of Alsagers Bank in Audley. The northern boundary of the site is bordered by hedgerows. Access can be gained via B5367. There is a disused house on site. Watermills Wood and The Void (both sites of biological importance) are within 400m. Ancient woodland within 800m. The site has limited access to services and facilities but has a primary school and bus stop within 400m.			
<b>Site Selection Comment:</b> The site is not currently preferred as it is a greenfield site. The site makes a strong contribution to Green Belt purposes. Ancient woodland is within 800m of the site. The site is isolated and disconnected from settlements. The site is located in close proximity to Biodiversity Alert sites. The site has limited access to services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> No
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Apedale Coalfields Farmlands	
<b>Heritage</b>			



Listed Building: NO	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM63			
<b>Ward:</b> Audley	<b>Site Address:</b> Land off Scott Hay Road, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural	<b>Gross Site Area (Ha):</b> 0.53	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.45	
<b>Estimated Potential Capacity:</b> 13		<b>Site Gross Capacity:</b> 13	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 13	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This Green Belt site borders Alsager's bank. Access to the site is potentially constrained as the access point is on a bend along Scot Hay Road. The site is irregular in shape. A public right of way runs along the eastern boundary but is not contained within the site. The site has access to a number of services and facilities including a primary school, post office and bus stop.			
<b>Site Selection Comment:</b> The site is not currently preferred as it is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site has a constrained access and a bend along Scot Hay Road. The site is irregular in shape. The site is adjacent to Alsagers Bank which is in the other settlements and rural area tier of the settlement hierarchy.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Apedale Coalfields Farmlands	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Coal & Fire Clay		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM66			
<b>Ward:</b> Audley	<b>Site Address:</b> Land South of Hougher Wall Road, Audley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 2.25	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.8	
<b>Estimated Potential Capacity:</b> 54		<b>Site Gross Capacity:</b> 54	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 54	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Audley settlement. The site is promoted for housing development, and has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is also in the Green Belt and makes a strong contribution overall to Green Belt purposes. The site is grade 3 in terms of agricultural land classification and has potential surface water flood risk that would need to be mitigated. The site extends out from the settlement of Audley. More information is also required to confirm ownership and also access and associated arrangements on the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM7			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land off Crackow Moss Main Road, Betley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Grazing	<b>Gross Site Area (Ha):</b> 2.12	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.7	
<b>Estimated Potential Capacity:</b> 51		<b>Site Gross Capacity:</b> 51	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 51	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within Betley's Green belt and borders Shuffers Wood and Grassland, a site of biological importance. Betley Mere (RAMSAR and SSSI) are also within 400m. Steep topography and mature trees on site. Hedgerows, woodland and scrub/grassland exist on site. A number of listed buildings are within 400m however development proposal is unlikely to affect their setting, further investigation required. The entrance to the site is on a bend of the A531 which presents access constraints. Development proposal for quality detached housing with dwelling number to be determined. Limited access to services and facilities.			
<b>Site Selection Comment:</b> The site is in the Green Belt and makes a strong contribution to Green Belt purposes. The site borders a site of biological importance. Betley Mere (RAMSAR and SSSI) are also within 400m of the site. The site has a steep topography and mature trees on site. Hedgerows, woodland and scrub/grassland exist on site. A number of listed buildings are within 400m. The entrance to the site is on a bend of the A531 which presents access constraints. Limited access to services and facilities			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmland	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 4	Number of Listed Buildings within 500m: 5	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: Yes		Adverse Topography: Yes	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> HM8			
<b>Ward:</b> Audley	<b>Site Address:</b> Land West of Heathcote Road, Miles Green		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 5.25	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 4.2	
<b>Estimated Potential Capacity:</b> 126		<b>Site Gross Capacity:</b> 126	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 126	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Halmer End and Miles Green settlement. The site is promoted for housing development. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is also in the Green Belt and makes a strong contribution to Green Belt purposes. The site forms an essential gap between Halmerend and Miles Green whereby development would result in them merging. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt of the NPPF in protecting the openness and permanence of the Green Belt. The site contains a mix of grade 3 and 4 in terms of agricultural land classification. There is a mineral safeguard area on site. Access could be taken from Heathcote Road.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3 and 4		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
<b>Heritage</b>			



Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KG26			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Land at Bedford Road, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 0.13
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.12
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area, and promoted for housing development. Planning approval for 8 town houses (Ref. 20/00540/OUT) refused due to the loss of a both visually and functionally important area of amenity space, and harmful impact to the local character and appearance of the area. Suitability assessment reflects this. The site has access to a range of services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is vacant grassed land used as informal amenity land. The site is located in the urban area and promoted for housing development. A planning application for 8 town houses (Ref. 20/00540/OUT) was refused due to impacts on amenity and harm to the character and appearance of this area. The site is a level and rectangular site bordered by Bedford and Victoria Avenue. The site has access to a range of services and facilities. The site is in a coal authority high risk area and within 250 metres of a mineral safeguarded area.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban		<b>Landscape Character:</b> None - urban area	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Yes		<b>Coal development Low Risk Area (% within):</b> No
<b>Mineral Safeguard Area:</b> Within 250m		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <400m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	<b>Town Centre:</b> <800m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> <800m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> <800m

<b>Site Details</b>			
<b>Site reference:</b> KG6			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Site at William Road, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Vacant site		<b>Gross Site Area (Ha):</b> 0.18
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.17
<b>Estimated Potential Capacity:</b> 6		<b>Site Gross Capacity:</b> 6	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 6		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area. An application for 10 town houses had been submitted but has now been withdrawn (Ref. 22/00296/FUL). 10 dwellings was agreed in principle as part of the application, therefore the estimated potential capacity reflects this. The site is surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> A brownfield site located in the Kidsgrove urban area within an existing residential setting. The site has access to a range of services and facilities within 800m including a primary / secondary school, healthcare, town centre, supermarket (Kidsgrove) and public transport (bus) all within 800 meters. Planning permission has previously been attained, therefore the principle for residential development is considered suitable. The site is in a coal authority high risk area and is within 250 metres of a mineral safeguarded area. Highway access is capable of being created into the site. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 6 dwellings. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
<b>Heritage</b>			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
<b>Physical Environment</b>			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
<b>Accessibility</b>			
Constrained Access: No	Public Right of Way: No	Rural Site outside development boundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: <800m

<b>Site Details</b>			
<b>Site reference:</b> KL12			
<b>Ward:</b> Keele		<b>Site Address:</b> Land North of Keele University, Keele	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 1.32
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.12
<b>Estimated Potential Capacity:</b> 56		<b>Site Gross Capacity:</b> 56	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 56		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site that is heavily wooded. Tree Preservation Order on site. The site is promoted for housing, food & drink and tourist accommodation. The site is in very close proximity to Keele Hall Registered Park and Garden. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> This is a Green Belt site that is heavily wooded with mature trees completely covering the land. A Tree Preservation Order is also on site. The site is in close proximity to Keele Conservation Area and Keele Hall Registered Park and Garden where impact on setting must be considered. The site also presents topographical issues as the land falls from A525 downwards to the north.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 1	<b>Heavily Wooded:</b> Yes	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Keele Ancient Redland Farmland	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: KL13		
Ward: Keele	Site Address: Keele Science Park Phase 3, University of Keele	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 26.13
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 11.21
Estimated Potential Capacity: 220		Site Gross Capacity: 220
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 70
Call for Site: No		
Summary Comments		
Suitable for housing: Suitable		Suitable for employment: Suitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT &amp; 20/00162/REM). Site promotion includes provision of approximately 220 units of student residential accommodation in addition to employment use. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good'. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosemary Hill Wood) partially adjoin the eastern boundary. Site of Biological Importance (Springpool Wood) partially adjoins the western boundary. Keele Hall Registered Park and Garden also adjoins the western boundary. The site has limited access to a range of services and facilities.</p>		
<p><b>Site Selection Comment:</b></p> <p>The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT &amp; 20/00162/REM). Site promotion includes provision of approximately 220 units of student residential accommodation in addition to employment use. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good'. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosemary Hill Wood) partially adjoin the eastern boundary. Site of Biological Importance (Springpool Wood) partially adjoins the western boundary (appropriate buffer areas may need to be applied). Keele Hall Registered Park and Garden also adjoins the western boundary which will inform form, layout and design of development and appropriate buffer will need to be applied. Employment uses would serve as part of a continuation of development of the Science Park. Limited surface water flooding onsite that would need to be considered in terms of location of development and drainage strategy. Updated transport assessment and travel plan taking into account cumulative impacts of university growth corridor required. Land contamination and air quality assessments required. Site requires master plan and infrastructure delivery statement. layout and design of development to be landscape led and need for landscape assessment. Site would need to establish defensible boundaries with the Green Belt.</p> <p>Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment</p>		



and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 1	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 3	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmland	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 9	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details		
Site reference: KL15		
Ward: Keele	Site Address: Land South of A525 between Keele University and Newcastle (KSP4)	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 18.3
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 14.6
Estimated Potential Capacity: 260		Site Gross Capacity: 260
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 110
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Suitable with policy change
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site located in close proximity to the Newcastle urban area. The site is promoted for a variety of uses including housing, employment, education, health and renewable energy. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barkers Wood and Rosemary Hill Wood) partially adjoin the western boundary. A Site of Biological Importance (Rosemary Wood) and Biodiversity Alert Site (Hands Wood) partially adjoin the eastern boundary. Ancient woodland also partially adjoins the eastern boundary. The site has minor pockets of heavily wooded areas with the developable area calculation taking this into account. Overhead power line runs across the site. The site is also within a minerals safeguarding area. The site has some limited surface water flooding. The site has limited access to a range of services and facilities.</p>		
<p><b>Site Selection Comment:</b></p> <p>The site has been considered through the Strategic Employment Sites Assessment (Aspinall Verdi) 2024. A Green Belt site located in close proximity to the Newcastle urban area. The site is promoted for a variety of uses including housing, employment, education, health and renewable energy. The Green Belt Study identifies the site making an overall weak contribution to GB purposes with a moderate contribution to urban regeneration and protecting the countryside from encroachment. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barkers Wood and Rosemary Hill Wood) partially adjoin the western boundary. A Site of Biological Importance (Rosemary Wood) and Biodiversity Alert Site (Hands Wood) partially adjoin the eastern boundary (relevant buffers may need to be applied and surveys undertaken). Ancient woodland also partially adjoins the eastern boundary and an appropriate buffer will need to be applied. The site has minor pockets of heavily wooded areas with the developable area calculation taking this into account. Overhead power line runs across the site and a strategy is required for how this will relate to development. The landscape study identifies the site as medium to low in landscape sensitivity but with higher landscape sensitivity to the woodland edges and Keele Conservation Area and Keele Hall Registered Park and Garden to the south west which will inform site layout, the form, design and scale of development (landscape and heritage impact assessment required). Transport assessment required and in relation to proposals forming part of proposed Keele University growth corridor. Land contamination assessment required</p>		

associated with previous uses and air quality assessment. Some limited surface water flooding which will inform the location of development and drainage strategy. Site is significantly within a minerals safeguarding area and further engagement is required with SCC. The site has limited access to a range of services and facilities.

Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan.

The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s). The University Growth Corridor consisting of Keele University and Keele Science and Innovation Park is proposed for allocation in the local plan for housing and employment. The University is a major asset for the Borough and the strategic objectives in the draft Local Plan seek to enable the growth of the University. Green Belt release in the University Growth Corridor (Site KL15) will also support the growth of key knowledge-based sectors (of importance to economic growth in the borough and wider sub region) directly associated with the university.

### Planning and Sustainability

<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> More constrained	

### Natural Environment

<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b>	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> Yes	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 3	<b>Heavily Wooded:</b> Yes	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Keele Ancient Redland Farmlands	

### Heritage

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	

### Physical Environment

<b>Surface Water Flood Risk:</b> 1 in 100 years	<b>Flood Zone 2:</b>	<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0	<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> Yes		<b>Air Quality Management Area:</b> No

Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <800m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KL20			
<b>Ward:</b> Keele		<b>Site Address:</b> Land South of Pepper Street, Keele	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 4.12
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.65
<b>Estimated Potential Capacity:</b> 33		<b>Site Gross Capacity:</b> 33	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 33		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site in close proximity to the Newcastle urban area. The site is promoted for housing development. Part of the site to the south west is characterised by steep topography. Developable area calculation reflects this. A Biodiversity Alert Site (Redheath Plantation) adjoins the eastern boundary. A Regional Important Geological Site (Quarry Bank) is confined to small area adjoining the southern boundary. Development (coal authority) high risk area on northern part of site. Site is within a minerals safeguarding area for brick clay. The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> Part of the site to the south west is characterised by steep topography with a significantly steep incline from Pepper Street up the hill to the east of the site. A Biodiversity Alert Site (Redheath Plantation) adjoins the eastern boundary (consider appropriate buffers). A Regional Important Geological Site (Quarry Bank) is confined to small area adjoining the southern boundary. Development (Coal Authority) high risk area on northern part of site. The site has limited access to a range of services and facilities. The site makes a moderate contribution to the Green Belt and site is located within an area of higher landscape sensitivity. Site is within a minerals safeguarding area for brick clay.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order:	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: Yes	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KL21			
<b>Ward:</b> Keele	<b>Site Address:</b> Land South of A525 and either side of Quarry Bank Road, Keele		
<b>Deliverable:</b> No	<b>Developable:</b> No	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 23.86	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 19.1	
<b>Estimated Potential Capacity:</b> 382		<b>Site Gross Capacity:</b> 382	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> Yes		
<b>SHELAA Comment:</b> Two Green Belt parcels either side of Quarry Bank Road located in close proximity to Keele Village and the Newcastle urban area. The site is promoted for multiple uses including housing, retail and education. Keele Conservation Area is located between the two land parcels. Land surrounding Keele village could be important in terms of the setting of the conservation area. The site has access to some services and facilities. Public right of way on western land parcel. The majority of the site is within minerals safeguarding area for brick clay. Some limited surface water flooding within site.			
<b>Site Selection Comment:</b> The site makes a moderate contribution to Green Belt purposes, the site makes a strong contribution to preserving the setting of an historic town and a moderate contribution to preserving the countryside from encroachment. The Topography - land slopes upwards from Station Road and the A525. Impact on townscape of Keele Village conservation area (site adjacent to CA) & setting of Grade II* listed building (St John the Baptist Church) and within the setting of Keele Registered Park and Garden. Limited part of site has Surface water flood risk (1 in 30 years). TPO on edge of site. The site is grade 3 agricultural land. The majority of the site is within minerals safeguarding area for brick clay. Some limited surface water flooding within site. The site is detached from the urban area / inset settlement.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 13	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> KL22			
<b>Ward:</b> Keele		<b>Site Address:</b> Land off Chapel Close	
<b>Deliverable:</b> No	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Vacant unused pasture		<b>Gross Site Area (Ha):</b> 0.41
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.39
<b>Estimated Potential Capacity:</b> Up to 15		<b>Site Gross Capacity:</b> 7	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b>		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b>	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This site is located within Keele's Green Belt with a proposal of up to 15 shared ownership/ rental homes. A sculpture is located on site that is listed as a locally important structure - would need further investigation as to whether this is still listed and would be demolished. Access to the site can be gained via Newchapel close. The site seemingly is overgrown with a number of mature trees on site. Holly Wood (biodiversity alert site) is within 400m. Redheath Plantation (also a biodiversity alert site) and Madeley Heath (site of biological importance) within 800m. The site has limited access to services and facilities.			
<b>Site Selection Comment:</b> This site is located within Keele's Green Belt with a proposal of up to 15 shared ownership/ rental homes. A sculpture is located on site that is listed as a locally important structure - would need further investigation as to whether this is still listed and would be demolished. Access to the site can be gained via Newchapel close. The site seemingly is overgrown with a number of mature trees on site. Holly Wood (biodiversity alert site) is within 400m. Redheath Plantation (also a biodiversity alert site) and Madeley Heath (site of biological importance) within 800m. The site has limited access to services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KL33			
Ward: Keele	Site Address: Land West of Keele Road, Keele		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 3.38	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 2.7	
Estimated Potential Capacity: 54		Site Gross Capacity: 54	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 54	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site in close proximity to Keele village and comprises grade 3 agricultural land. The site is promoted for housing development. Keele Conservation area adjoins the western boundary of the site and there are a number of listed buildings near to the south west boundary of the site. Keele Hall Registered Park and Garden is adjacent to the site. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Overall, the site makes a moderate contribution to Green Belt purposes. The site makes a strong contribution to preserving the setting and special character of a historic town and a moderate contribution to safeguarding the countryside from encroachment. Topography - the site undulates and land falls downwards from Keele Road. Impact on townscape of Keele Village conservation area which adjoins the western boundary of the site & setting of Grade II* listed building (St John the Baptist Church) and a number of other listed buildings. Keele Hall Registered Park and Garden is adjacent to the site and consideration for impact on setting. The site comprises Grade 3 agricultural land. The site has access to some services and facilities but more limited.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 10	Number of Listed Buildings within 500m: 13	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: >1600m	College: <800m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KL34			
<b>Ward:</b> Keele		<b>Site Address:</b> Land West of Three Mile Lane, Keele	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 12.32
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 9.86
<b>Estimated Potential Capacity:</b> 197		<b>Site Gross Capacity:</b> 197	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 47
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site in close proximity to the south of Keele Village. The site is promoted for housing development. The site comprises Grade 3 agricultural land. Keele Conservation Area adjoins the northern site boundary and the site is within the setting of listed buildings to the north. Keele Hall Registered Park and Garden is adjacent to the site. The site is significantly affected by surface water flooding (through the middle of the site). Public right of way adjoins a small part of the northern boundary. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is promoted for housing and comprises Grade 3 agricultural land on the edge of Keele Village. Overall, the Green Belt Study concludes the site makes a strong contribution to Green Belt purposes. The site makes a strong contribution to safeguarding the countryside from encroachment and preserving the setting and special character of a historic town. The Keele Conservation Area adjoins the northern boundary of the site, where there are also listed buildings, impact on setting of CA and listed buildings to consider. Keele Hall Registered Park and Garden is adjacent to the eastern site boundary and impact on setting to consider. The site is located in an area of higher landscape sensitivity (SA). The site is Rural/Countryside in character, does not relate well to the settlement edge and would sprawl development into the open countryside with a lack of defensible boundaries to the south. Visually prominent & large scale development in locality would be incongruous. A very significant corridor of Surface water flood risk (1 in 30 years) runs through the centre of the site. In the nearby area there are areas of Ancient Woodland, sites of biological importance and biodiversity alert areas where there is potential for increased recreational impact.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 10	Number of Listed Buildings within 500m: 12	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KL9			
<b>Ward:</b> Keele		<b>Site Address:</b> Land west of Quarry Bank Road, Keele	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 6.87
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 5.5
<b>Estimated Potential Capacity:</b> 110		<b>Site Gross Capacity:</b> 110	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 110		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site in close proximity to Keele Village and the Newcastle urban area. The site is promoted for housing development and open space. The site is in close proximity to Keele Village Conservation Area. The northern site boundary adjoins a small coal development high risk area. The site is within a minerals safeguarding area for brick clay. Public right of way adjoins the eastern boundary and is also on site. The site has some access to services and facilities.			
<b>Site Selection Comment:</b> The Green Belt Study concludes overall the site makes a weak contribution to Green Belt purposes. The site makes a moderate contribution to urban regeneration and safeguarding the countryside from encroachment. Greenfield site comprising Grade 3 agricultural land. There is some surface water flooding encroaching into the middle of the site. There are issues of topography & consequent landscape/visual impacts and the SA identifies the site within an area of higher landscape sensitivity. Development boundaries are not contiguous with Keele Village and does not relate well to the settlement edge. The site is located near to Keele Village Conservation Area to the south east with impact on setting to consider. The northern site boundary adjoins a small coal development high risk area. The site is within a minerals safeguarding area for brick clay. In the local area there is Ancient Woodland and sites of biological importance / biodiversity alert areas where there is potential for increased recreational impact. Site close to Keele Cemetery and relevant buffers to consider. The site has some access to services and facilities. (Site submitted in conjunction with KL32 directly to the east). The site is detached from the urban area or an inset settlement.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order: Yes	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> KS11			
<b>Ward:</b> Knutton	<b>Site Address:</b> Knutton Community Centre, High Street, Knutton		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Community centre	<b>Gross Site Area (Ha):</b> 0.58	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.49	
<b>Estimated Potential Capacity:</b> 9		<b>Site Gross Capacity:</b> 9	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 9	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site has planning approval for the demolition of the community centre (Ref. 20/01087/DEEM3). The site is surrounded by residential development which makes it unsuitable for employment development. Part of the site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site has access to a range of services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is brownfield, located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site has planning approval for the demolition of the community centre (Ref. 20/01087/DEEM3). The site is surrounded by residential development which makes it unsuitable for employment development. Site has been reconfigured for site selection so as not to include any land identified in the Open Space Strategy. The site has access to a range of services and facilities. Access can be gained via Lower Milehouse Lane. The site is pending consideration (24/00023/FUL) for 21 residential dwellings with associated access, landscaping and wider works, gross site capacity using the SHELAA methodology reflects this. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b> Amenity Greenspace	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No		Site of Biological Importance: No		Number of SBIs within 150m: 0		Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded: No		Carbon Capture Site: No	
Agricultural Land Classification: Urban				Landscape Character: None - urban area			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 0		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: None		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): Marginally				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: No				Rural Site outside development boundary: No	
GP/ Health Centre: <400m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <400m		Secondary School: <1600m		College: <800m		Town Centre: >1600m	
Convenience Store: >1600m		Supermarket: <800m		Bus Stop: <400m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> KS17			
<b>Ward:</b> Knutton	<b>Site Address:</b> Former Knutton Recreation Centre, Knutton Lane		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Former recreation centre	<b>Gross Site Area (Ha):</b> 2.33	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.86	
<b>Estimated Potential Capacity:</b> 55		<b>Site Gross Capacity:</b> 55	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 55	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located in the Newcastle urban area, and has previously been subject to a masterplan exercise proposing 75 dwellings. Future intentions for the site are still being considered. The site has planning approval for the demolition of the former recreational centre (Ref. 16/00804/DEM) which is now complete. Part of the site is identified as Amenity Greenspace and Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the eastern boundary adjoins Newcastle Enterprise Centre. The site has access to some services and facilities. Public right of way on site.			
<b>Site Selection Comment:</b> The site is brownfield and located in the Newcastle urban area. It has previously been subject to a masterplan exercise. The site is currently pending consideration for the application of residential development with associated access, internal infrastructure, landscaping and wider works (23/00771/FUL). The site has planning approval for the demolition of the former recreational centre (Ref. 16/00804/DEM) which is now complete. The site has been reconfigured for site selection not include any land identified as Amenity Greenspace and Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the eastern boundary adjoins Newcastle Enterprise Centre. The site has access to some services and facilities and a public right of way to the south of the site. Access can be gained via High Street. The site is an allocation in the Local Plan for 55 dwellings. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> Dispose		<b>Open Space Strategy:</b> Multiple typologies (2 in total)	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b>	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>

SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> KS18			
<b>Ward:</b> Knutton		<b>Site Address:</b> Land North of Lower Milehouse Lane, Knutton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Car park		<b>Gross Site Area (Ha):</b> 0.12
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.11
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site is too small to accommodate employment development of any significance. The site has access to a range of services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is brownfield, located within the Newcastle urban area and is currently being considered as part of a masterplan exercise for Knutton. The site is too small to accommodate employment development of any significance. The site has access to a range of services and facilities. Access can be gained via the B5367 road. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban		<b>Landscape Character:</b> None - urban area	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Marginally		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <400m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <400m	<b>Secondary School:</b> <1600m	<b>College:</b> <800m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> <800m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> KS19			
<b>Ward:</b> Knutton		<b>Site Address:</b> Knutton Lane, Knutton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Aspire	<b>Site Use:</b> Garages		<b>Gross Site Area (Ha):</b> 0.08
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.076
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 5		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This site comprises of 14 garages, 6 of these are currently void. The site has 2 large houses behind that potentially severely restrict the developable area and 2 substantial 'boulevard' trees. Housing management are in support of developing the site and it would compliment the redevelopment of Stanton Close that is currently on site just up the road. The Call for Sites submitted is for 5 dwellings (2 x 2bed semi detached houses and 3 x 2bed terraced houses).			
<b>Site Selection Comment:</b> This site is brownfield comprises of 14 garages, 6 of these are currently void. Housing management are in support of developing the site and it would compliment the redevelopment of Stanton Close just up the road. The Call for Sites submitted is for 5 dwellings (2 x 2bed semi-detached houses and 3 x 2bed terraced houses) similar in configuration to the houses directly next to the site. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b>		<b>Landscape Character:</b>	
<b>Heritage</b>			
<b>Listed Building:</b>	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b>	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> Marginally		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Superficial Sand and Gravel		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <800m	<b>College:</b> <400m	<b>Town Centre:</b> <1600m
<b>Convenience Store:</b> <800m	<b>Supermarket:</b> <800m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m



Site Details			
<b>Site reference:</b> KS3			
<b>Ward:</b> Knutton	<b>Site Address:</b> Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> SCC	<b>Site Use:</b> Playing fields	<b>Gross Site Area (Ha):</b> 3.76	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 3.01	
<b>Estimated Potential Capacity:</b> 150		<b>Site Gross Capacity:</b> 150	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
Summary Comments			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and has previously been considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. Site is identified as a football pitch in the Playing Pitch Strategy 2020 with the recommendation to be protected and enhanced. The land owner is promoting the site for housing development, and has declared the pitch surplus to requirements. Suitability assessment for housing reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment. The site has access to some services and facilities. Public right of way adjoins the western boundary. Development high risk area and overhead power line on site.			
<b>Site Selection Comment:</b> The site is brownfield and located within the Newcastle urban area. It has previously been considered as part of a master plan exercise for Knutton. The sports pitch identified in the Playing Pitch Strategy 2020 within the site has been deemed surplus to requirement due to the poor quality of pitch, and there are no additional physical, accessibility of heritage constraints. The site is flat and predominantly surrounded by residential development which makes it unsuitable for employment. The site has access to some services and facilities. Public right of way adjoins the western boundary. An overhead power line is present to the south east of the site. Access can be gained off B5367. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
Planning and Sustainability			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
Natural Environment			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No		Site of Biological Importance: No		Number of SBIs within 150m: 1		Ancient Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site:		RIGS within 150m: No			
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 4 / Urban				Landscape Character: None - urban area			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 0		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 30 years		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): Marginally				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: Yes				Rural Site outside development boundary: No	
GP/ Health Centre: <800m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <800m		Secondary School: <1600m		College: <1600m		Town Centre: >1600m	
Convenience Store: >1600m		Supermarket: <1600m		Bus Stop: <800m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> LW14			
<b>Ward:</b> Loggerheads	<b>Site Address:</b> Land off Newcastle Road (Rowney Farm)		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural field / barn	<b>Gross Site Area (Ha):</b> 0.44	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.42	
<b>Estimated Potential Capacity:</b> 8		<b>Site Gross Capacity:</b> 8	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 8	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is isolated and disconnected from the development boundary of Loggerheads settlement. The site is promoted for housing development. Outline planning approval for up to 9 dwellings (Ref. 15/00821/OUT) was refused based on development located within an isolated countryside location, and impacts to the open character of the countryside. Dismissed at appeal (Appeal Ref: APP/P3420/W/15/3141542). Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is isolated and disconnected from the development boundary of Loggerheads settlement. The site is promoted for housing development. Outline planning approval for up to 9 dwellings (Ref. 15/00821/OUT) was refused based on development located within an isolated countryside location, and impacts to the open character of the countryside. Dismissed at appeal (Appeal Ref: APP/P3420/W/15/3141542). Impact local character/ appearance of area. Very good quality (Grade 2) agricultural land. Landscape sensitivity. It also has poor access to services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 2		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW23			
<b>Ward:</b> Loggerheads	<b>Site Address:</b> Land at Pinewood Road, Loggerheads		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural fields	<b>Gross Site Area (Ha):</b> 1.1	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.94	
<b>Estimated Potential Capacity:</b> 19		<b>Site Gross Capacity:</b> 19	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 19	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Loggerheads, and promoted for housing development. Access can only be achieved via an unnamed single laned track which appears to be part of the neighbouring property to the south. Some improvement is required. Parts of Pinewood Road have no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Loggerheads, and promoted for housing development. Access can only be achieved via an unnamed single lane track off of Pinewood Road which has no street lighting. Landscape sensitivity & prospective harm to character of area. The site has poor access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> Loggerheads Sandstone Hills & Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> No
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW24			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land off Coombesdale Hill, Chorlton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.39
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.37
<b>Estimated Potential Capacity:</b> 7		<b>Site Gross Capacity:</b> 7	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 7		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This greenfield site is located within Maer & Whitmore ward with limited access to services and facilities. Maer Conservation Area and Maer Hall Registered Park and Gardens are within 800m and Broughton Plantation and Coombes Dale (both sites of biological importance) are within 400m. Access to the site is constrained, as entry to the site can only be gained through a single lane road off Haddon Lane. There are also hedgerows along eastern boundary within site, where access can be gained. Call for sites for 1-2 high quality, eco friendly, executive dwellings.			
<b>Site Selection Comment:</b> This is a greenfield, relatively isolated site with limited access to services and facilities. Access to the site is constrained and the site is within 800m of Maer Conservation Area / Maer Hall Registered Park & Gardens and Broughton Plantation and Coombes Dale Sites of Biological Importance.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b>	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4/5		<b>Landscape Character:</b> Chapel Chorlton Sandstone Farmlands	
<b>Heritage</b>			

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 0	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No	<b>Coal development Low Risk Area (% within):</b> Yes	
<b>Mineral Safeguard Area:</b>		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> >1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <800m	<b>Post Office:</b> >1600m
<b>Primary School:</b> >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <1600m	<b>Train Station:</b> >1600m



Site Details			
Site reference: LW27			
Ward: Loggerheads	Site Address: Land at Church Road, Ashley (2)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural fields	Gross Site Area (Ha): 3.11	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 2.49	
Estimated Potential Capacity: 50		Site Gross Capacity: 50	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 50	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development. While Church Road could be suitable to provide entry to the site, access to Church Road via Wesleyan Road, Gravelly Hill and School Lane is constrained due to them being single laned with no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Public right of way on site.			
<b>Site Selection Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development. The site has a public right of way on site and is surrounded by footpaths. While Church Road could be suitable to provide direct entry to the site, access to Church Road from the wider network via Wesleyan Road, Gravelly Hill and School Lane is constrained due to them being single laned with no public footpaths or street lighting. Landscape sensitivity. The site also has poor access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 5	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW29			
<b>Ward:</b> Loggerheads	<b>Site Address:</b> Site 1 Charnes Road, Ashley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural field	<b>Gross Site Area (Ha):</b> 2.21	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.77	
<b>Estimated Potential Capacity:</b> 35		<b>Site Gross Capacity:</b> 35	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 35	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Charnes Road is constrained due to it being single laned, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site.			
<b>Site Selection Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Charnes Road is constrained due to it being a single lane and having no public footpaths or street lighting. Landscape sensitivity. The site has limited access to a range of services and facilities. Overhead power line on site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b>	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Loggerheads Sandstone Hills & Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 3	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 1000 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> No
<b>Mineral Safeguard Area:</b> None		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> >1600m
<b>Primary School:</b> >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <800m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW30			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Land at Charnes Road, Ashley	
<b>Deliverable:</b> Yes	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural field		<b>Gross Site Area (Ha):</b> 0.59
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.5
<b>Estimated Potential Capacity:</b> 3		<b>Site Gross Capacity:</b> 3	
<b>Delivery Period (0-5 years):</b> 3	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> Yes	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development. Access via Charnes Road is constrained due to it being single laned, and having no footpaths or street light. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site. Public right of way adjoins a small part of the western boundary. Outline planning permission granted 11th August 2022 (21/01114/OUT) for up to 3 no. serviced plots for self-build and custom housebuilding (all matters reserved except for access). Estimated site capacity reflects the outline planning permission.			
<b>Site Selection Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development. Access via Charnes Road is constrained due to it being a single lane, and having no footpaths or street lights. The surrounding road network does not lend itself for large scale development. The site has limited access to a range of services and facilities. There is an overhead power line on site and a public right of way adjoins a small part of the western boundary.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: LW38			
Ward: Maer & Whitmore	Site Address: Land at corner of A53 and Sandy Lane, Baldwin's Gate		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 2.72	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 2.06	
Estimated Potential Capacity: 41		Site Gross Capacity: 41	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 41	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes		
<b>SHELAA Comment:</b> The site borders the development boundary of Baldwin's Gate and promoted for housing development - noting indicative 54 dwelling yield figure. Proposed access via Sandy Lane has no public footpaths or street lighting. A53 also proposed as an alternative access. Junction improvements may be required due to the bend and restricted visibility on the A53. The site falls within a rural residential area, and is wedged between existing residential development which makes it unsuitable for employment development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This greenfield site borders the development boundary of Baldwin's Gate and is the subject of planning application 22/01105/FUL for 52 dwellings. which is pending consideration. Appropriate access improvements & mitigation, addressing issues of restricted visibility on the A53 & Sandy Lane having no public footpaths or street lighting, may be required. The adjacent built area is characterised by predominantly residential dwellings, within the wider rural centre. Owing to the area of countryside that extends beyond Sandy Lane, landscape sensitivity is an issue, as are prospectively, townscape impacts. The site has access to some services and facilities. The site is adjacent to Heronpool Open Space designation. The site is in close proximity to Chorlton Moss, a site of biological importance and the Red Hill Rifle Range RIGS site and Maer Hall. The site grade 3 agricultural land. The site is of scale adjacent to the rural centre of Baldwins Gate.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Chapel Chorlton Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> LW41			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Land South of Green Lane, Ashley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 1.44
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.22
<b>Estimated Potential Capacity:</b> 25		<b>Site Gross Capacity:</b> 25	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 25		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Green Lane is constrained due to it being single laned, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Planning permission for 12 dwellings (Ref. 17/00605/FUL) was dismissed at appeal (APP/P3420/W/18/3204512) due to the site not being in an accessible location. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Plan. The site has limited access to a range of services and facilities. Overhead power line and public right of way on site.			
<b>Site Selection Comment:</b> The site is located within the rural settlement of Ashley, and promoted for housing development and open space. Access via Green Lane is constrained due to it being a single lane, and having no public footpaths or street lighting. The surrounding road network does not lend itself for large scale development, particularly employment. Planning permission for 12 dwellings (Ref. 17/00605/FUL) was dismissed at appeal (APP/P3420/W/18/3204512) due to the site not being in an accessible location. The site has limited access to a range of services and facilities. Landscape sensitivity. Overhead power line and public right of way to the south of site. The site is located in Ashley which is within the other settlements and rural areas tier of the settlement hierarchy. The site is grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW49			
<b>Ward:</b> Loggerheads	<b>Site Address:</b> Land South of Wrekin House, Mucklestone Wood Lane, Loggerheads		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 0.28	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.27	
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Loggerheads settlement. Mucklestone Wood Lane has no public footpaths or street lighting. An appeal for a four bedroom dwelling (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/17/3191086). Furthermore, development on this site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. . The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site borders the development boundary of Loggerheads settlement. Mucklestone Wood Lane has no public footpaths or street lighting therefore access is constrained. An appeal for a four bedroom dwelling (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the N-U-L & S-O-T Urban Design Guidance (Ref. APP/P3420/W/17/3191086). The site has access to some services and facilities. The site is grade 3 agricultural land. Minerals safeguarding area on site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW53			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Land at corner of Muckleston Wood Lane & Rock Lane, Loggerheads	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 8.35
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 6.68
<b>Estimated Potential Capacity:</b> 130		<b>Site Gross Capacity:</b> 130	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 130		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development and open space. Muckleston Wood Lane has no public footpaths on the boundary side of the site. Further along Muckleston Wood Lane to the east an appeal site for a single dwellings (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the NUL & SOT Urban Design Guidance (Ref. APP/P3420/W/17/3191086). Furthermore, housing development on site would not be compliant with Policy LNP1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Planning application was refused at committee in February 2024 (23/00002/OUT) - right of appeal remains to be exercised.			
<b>Site Selection Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development and open space. Muckleston Wood Lane has no public footpaths on the boundary side of the site. Access can be achieved into the site with appropriate design. Setting of White House Farm, a Grade 2 listed building. It is considered that impacts can be mitigated through appropriate design. The site is adjacent to Loggerheads, which is a rural centre in the Local Plan. The site is grade 3 in terms of agricultural land. There are a limited number of environmental designations that are in close proximity to the site. The inclusion of green infrastructure and screening should mitigate for impacts on landscape. The site is viable, available and deliverable within the Plan period. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			

Local Nature Reserve: No	LNR within 150m: No		Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No		RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 1		Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:		RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3			Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage				
Listed Building: No	Number of Listed Buildings within 250m: 2		Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No		Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No			Registered Park and Gardens within 150m: No	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:			Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ3b (% within): 0
Surrounding uses raise amenity concerns? No			Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No			Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site			Adverse Topography: No	
Accessibility				
Constrained Access: Yes	Public Right of Way: No			Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m		Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m		College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: <1600m		Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW54			
<b>Ward:</b> Loggerheads	<b>Site Address:</b> Land South of Eccleshall Road, Loggerheads		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 9.16	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 7.33	
<b>Estimated Potential Capacity:</b> 147		<b>Site Gross Capacity:</b> 147	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 147	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Two outline applications for a neighbouring site up to 70 dwellings were refused by the Borough Council in 2018 (Ref: 17/00787/OUT & 18/00637/OUT). A reason for refusal were foreseeable adverse impact on the character and appearance of the area. Housing development on site would not be compliant with Policy LNP1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site.			
<b>Site Selection Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Two outline applications for a neighbouring site up to 70 dwellings were refused by the Borough Council in 2018 (Ref: 17/00787/OUT & 18/00637/OUT). A reason for refusal were foreseeable adverse impact on the character and appearance of the area. The site has limited access to a range of services and facilities. Overhead power line on site. The site has an SBI adjacent and included within the site boundary (Leightons Drumble). Landscape sensitivity. The site is grade 3 / grade 4 agricultural land. The site is in close proximity to a number of listed buildings.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b>	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3 and 4		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m



Site Details			
Site reference: LW74			
Ward: Maer & Whitmore	Site Address: Land at Baldwin's Gate Farm		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 12.82	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 10.26	
Estimated Potential Capacity: 200		Site Gross Capacity: 200	
Delivery Period (0-5 years): 120	Delivery Period (6-10 years): 80	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site borders the development boundary of Baldwin's Gate settlement. Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) granted on appeal on 12/07/2023. Although development would result in the loss of best and most versatile agricultural land (Grade 2), the appeal proposal demonstrated that a significant amount of land (77 Ha) would remain within Baldwin's Gate that could support dairy farming. Junction improvements are required due to the bend and restricted visibility along the A53. Locally listed building and structure will be retained, and would be visible when travelling from Baldwin's Gate towards the south-west on the A53. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) granted on appeal on 12/07/2023. Site status not started as of June 2024.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

<b>Agricultural Land Classification:</b> Grade 2 and 3		<b>Landscape Character:</b> Whitmore Ancient Redland Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 2	<b>Local Listing:</b> Yes
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 1000	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Partially on site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <400m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW81			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Gravel Bank, Muckleston Road, Loggerheads	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private		<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 2.29
<b>Density Applied:</b> 20		<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 1.83
<b>Estimated Potential Capacity:</b> 37		<b>Site Gross Capacity:</b> 37	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> 37	<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> The site is located outside the development boundary of Loggerheads settlement, and has two refusals for outline permission of up to 70 dwellings (Ref: 17/00787/OUT & 18/00637/OUT). Reasons for refusal were adverse impacts on the character and appearance of the area, and the reliance and increasing usage of private car. Furthermore, housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Furthermore, Eccleshall Road has no public footpaths or street lighting. Estimated potential capacity is based on the SHELAA methodology. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Loggerheads settlement, and has two refusals for outline permission of up to 70 dwellings (Ref: 17/00787/OUT & 18/00637/OUT). Reasons for refusal were adverse impacts on the character and appearance of the area, and the reliance and increasing usage of private car. Furthermore, Eccleshall Road has no public footpaths or street lighting. Landscape sensitivity. The site has poor access to a range of services and facilities. The site is in close proximity to a listed building. The site is grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW82			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Loggerheads Sanatorium, Market Drayton Road, Loggerheads	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	
		<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Severn Trent Water		<b>Site Use:</b> Sewage Works	
		<b>Gross Site Area (Ha):</b> 0.98	
<b>Density Applied:</b> 20		<b>Developable Area Applied:</b> 95%	
		<b>Developable Area (Ha):</b> 0.33	
<b>Estimated Potential Capacity:</b> 7		<b>Site Gross Capacity:</b> 7	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> 7	
		<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	
		<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Severn Trent Water have indicated the possibility of closing the sanatorium. Access to the site is via an unnamed single lane track off Market Drayton Road. Part of the site is a Site of Biological Importance (Leightons Drumble). Mature trees are also on site. Developable area calculation takes this into account. The adjacent SHELAA site LW13 has planning approval for 78 dwellings. Housing development could be viewed as infill, or rounding of the development boundary in compliance with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Sanatorium could raise amenity concerns (odour). The site has access to some services and facilities. Overhead power line on site.			
<b>Site Selection Comment:</b> The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Severn Trent Water have indicated the possibility of closing the sanatorium. Access to the site is via an unnamed single lane track off Market Drayton Road. Site is not currently preferred as access point provided is too narrow. Site of biological importance adjoins the northern boundary. Landscape sensitivity. Sanatorium could raise amenity concerns (odour). The site has access to some services and facilities. Overhead power line on site. The site is potentially subject to surface water risk.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No		<b>Green Belt Assessment:</b> No	
		<b>GB Parcel Assessment:</b> N/A	
		<b>Assessed by ARUP:</b> N/A	
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No		<b>LNR within 150m:</b> No	
		<b>Special Protection Area:</b> No	
		<b>Special Area of Conservation:</b> No	
<b>SSSI:</b> No		<b>SSSI within 250m:</b> No	
		<b>RAMSAR Site:</b> No	
		<b>RAMSAR Site within 250m:</b> No	

Biodiversity Alert Site: No	Site of Biological Importance: Yes	Number of SBIs within 150m: 1	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW86			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land to the rear of Slaters Village, Baldwin's Gate	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Mixed
<b>Land Owner:</b> Private	<b>Site Use:</b> Car park and green space		<b>Gross Site Area (Ha):</b> 2.11
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.79
<b>Estimated Potential Capacity:</b> 36		<b>Site Gross Capacity:</b> 36	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 36		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement. Promoted for housing, offices, warehousing and other commercial uses (retail, health, and food and drink) in the 2021 Call for Sites. The site adjoins an existing shopping / craft village along with a wedding venue (Hotel & Inn). The site could provide an extension to the existing commercial uses. Employment suitability assessment reflects this. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site is in very close proximity to Maer Conservation Area. The site appears landlocked, but the site promoter has confirmed access can be achieved within the existing premises. The Economic Needs Assessment grades the site as 'average'. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for multiple uses including housing, employment, retail, health, and food & drink. The site adjoins an existing shopping / craft village along with a wedding venue (Hotel & Inn). Owing to the area of countryside that extends beyond the site, landscape sensitivity is an issue. The site is in very close proximity to Maer Conservation Area. The Economic Needs Assessment grades the site as 'average'. The site has poor access to a range of services and facilities. There are access concerns into the site. The site is grade 3 agricultural land. Remote from the main built area of Baldwin's Gate Rural Centre.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b>	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>

SSSI:		SSSI within 250m: No		RAMSAR Site:		RAMSAR Site within 250m: No	
Biodiversity Alert Site:		Site of Biological Importance:		Number of SBIs within 150m: 0		Ancient Woodland:	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site:		RIGS within 150m: No			
Tree Preservation Order:		Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification:				Landscape Character: Maer Sandstone Hills & Farmlands			
Heritage							
Listed Building:		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 0		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area:		Conservation Area within 150m: 1	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1:1000		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No				Air Quality Management Area: No			
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): No				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: None				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: No				Rural Site outside development boundary: No	
GP/ Health Centre: <1600m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <1600m		Secondary School: >1600m		College: >1600m		Town Centre: >1600m	
Convenience Store: <1600m		Supermarket: >1600m		Bus Stop: <400m		Train Station: >1600m	



<b>Site Details</b>			
<b>Site reference:</b> LW87			
<b>Ward:</b> Loggerheads		<b>Site Address:</b> Former Petrol Station, Eccleshall Road, Loggerheads	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Former petrol station		<b>Gross Site Area (Ha):</b> 0.19
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.18
<b>Estimated Potential Capacity:</b> 12		<b>Site Gross Capacity:</b> 12	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 12		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> Yes		
<b>SHELAA Comment:</b> The site is located within the development boundary of Loggerheads settlement. Decision is pending on planning permission for the redevelopment of the former petrol station to form 12 apartments for over 55's (Ref. 21/00677/FUL). The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is located within the development boundary of Loggerheads settlement. Decision is pending on planning permission for the redevelopment of the former petrol station to form 12 apartments for over 55's (Ref. 21/00677/FUL). The site has access to some services and facilities. Possible contamination legacy issues from previous use.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Loggerheads Sandstone Hills & Farmlands	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW91			
Ward: Maer & Whitmore	Site Address: Land north of Aston Lane, Aston		
Deliverable: No	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Menage / Equestrian	Gross Site Area (Ha): 1.038	
Density Applied: 20	Developable Area Applied: 85%	Developable Area (Ha): 0.88	
Estimated Potential Capacity: 17		Site Gross Capacity: 17	
Delivery Period (0-5 years):	Delivery Period (6-10 years):	Delivery Period (11-15 years):	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> This site is located in Aston, close to Aston Village Hall. The development proposal is for a mix of affordable, market and high value housing that are self/custom build and first homes, with dwelling number yet to be determined. The site is unlikely to present any heritage issues however there are 2 listed buildings within 400m so further investigation into heritage is required. Access to the site is constrained as can only be entered via Aston Lane which is narrow and lined with hedgerows. The eastern boundary backs onto neighboring properties which could raise amenity concerns. Number of mature trees on site. The site also has poor access to services and facilities.			
<b>Site Selection Comment:</b> This site is greenfield & access is constrained as entry could only be achieved via Aston Lane which is narrow, lined with hedgerows and has no public footpaths or street lighting. Proximity of listed buildings & their setting, as well as wider landscape sensitivities. Risk of further encroachment into countryside. A number of mature trees & hedgerows are found. The site also has poor access to services and facilities. The site is grade 3 agricultural land.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Grade 3		Landscape Character: Knighton Ancient Sandstone Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 5	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: Bedrock Sand		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: >1600m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: >1600m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MB12			
<b>Ward:</b> May Bank		<b>Site Address:</b> Stoneyfields Court, May Bank	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Staffordshire Housing	<b>Site Use:</b> Garages / car park		<b>Gross Site Area (Ha):</b> 0.12
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.11
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is promoted for housing development. Site promotor proposes 12 affordable units. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> This urban brownfield site, currently occupied by a garage block, is located in close proximity to the New Vic Theatre and offers access to various services and facilities within 800m, including a GP surgery, primary school, post office, and bus stop. The site's small size makes it unsuitable for significant employment development, and its surrounding residential development further supports its potential for housing. However, uncertainty regarding the current use and availability of the garages requires further investigation. As highlighted in comments by Staffordshire County Council, the loss of garage parking may lead to on-street parking and associated highway safety issues, requiring a detailed transport assessment and mitigation strategies to ensure adequate parking provision.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MB13			
<b>Ward:</b> May Bank		<b>Site Address:</b> Hyacinth Court, May Bank	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Garages		<b>Gross Site Area (Ha):</b> 0.23
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.22
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is split into three land parcels. The parcels are promoted for housing development. The site promotor proposes 12 affordable units, with the estimated potential capacity reflects this. The parcels are too small to accommodate employment development of any significance. The site is in very close proximity to Brampton Conservation Area. Furthermore, the site is predominantly surrounded by residential development. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> This urban brownfield site, comprised of three smaller development areas within the existing residential setting of Hyacinth Court, offers access to a range of services and facilities within 800m, including a health centre, primary school, supermarket, and bus stop. The site's small size and surrounding residential development make it more suitable for housing than employment uses. However, Staffordshire County Council raised concerns about the potential loss of car parking spaces due to the removal of existing garages, which could raise amenity concerns and requires careful consideration. This may also lead to on-street parking and potential highway safety issues, requiring further assessment and mitigation. Additionally, as noted by Staffordshire County Council, the development necessitates a thorough evaluation of its potential impact on the setting and character of the adjacent Brampton Conservation Area.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> MB15			
<b>Ward:</b> May Bank		<b>Site Address:</b> The Hollies, May Bank	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Staffordshire Housing	<b>Site Use:</b> Garages		<b>Gross Site Area (Ha):</b> 0.11
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.1
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is promoted for housing development. Site promotor proposes 12 affordable apartments. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development. Brampton Conservation Area adjoins the eastern boundary. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> Forming part of an existing residential setting within the urban area, this brownfield site, currently a garage block, offers access to a supermarket, primary school, and bus stop within 800m. The site's small size and surrounding residential development suggest a greater suitability for housing than employment development. However, uncertainty regarding the current use and availability of the garages necessitates further investigation. As noted in comments by Staffordshire County Council, the loss of garage parking and potential for on-street parking require a detailed transport assessment and mitigation strategies to ensure sufficient parking provision. Furthermore, as highlighted by Staffordshire County Council, the development's impact on the setting and character of the adjacent Brampton Conservation Area needs careful consideration.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 8	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD11			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land Area 6 at Marley Eternit Tiles, Madeley Heath		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Industrial yard	<b>Gross Site Area (Ha):</b> 2.93	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 2.34	
<b>Estimated Potential Capacity:</b> 70		<b>Site Gross Capacity:</b> 70	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is disconnected from the development boundary of Madeley Heath settlement, and promoted for housing, employment and commercial development. The Economic Needs Assessment grades the site as 'poor'. A Site of Biological Importance adjoins part of the northern boundary. Access via Honeywall Lane is narrow and has no footpaths or street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is disconnected from the development boundary of Madeley Heath settlement, and promoted for housing, employment and commercial development. The area immediately adjacent is in current use as a timber yard/industrial premises, with a firewood business in operation within the site. The site doesn't relate well to rest of the settlement and is remote. Access via Honeywall Lane is narrow and has no footpaths or street lighting. The Economic Needs Assessment grades the site as 'poor'. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. A Site of Biological Importance adjoins part of the northern boundary. The site has poor access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Poor		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 2	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD12			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land Area 2 at Marley Eternit Tiles, Madeley Heath		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 16.83	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 11.06	
<b>Estimated Potential Capacity:</b> 332		<b>Site Gross Capacity:</b> 332	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 182	<b>Delivery Period (11-15 years):</b> 150	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley Heath settlement. The site is promoted for housing, education and sports facilities - noting indicative 240 dwelling yield figure . The M6 motorway runs adjacent to the western boundary which would raise amenity concerns. An area within the north western boundary is effected by flood zone 2 and 3, and consists of a Biodiversity Alert Site. Some mature trees also on site. Developable area calculation takes this into account. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Development high risk area and public right of way on site.			
<b>Site Selection Comment:</b> A Green Belt site bordering the development boundary of Madeley Heath settlement. The site is promoted for housing, education and sports facilities. The M6 motorway runs adjacent to the western boundary which may raise amenity concerns. An area within the north western boundary is affected by flood zone 2 and 3 (Fluvial flood risk, FZ2, FZ3 & FZ3b and Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site)., Also includes a Biodiversity Alert Site. The site has limited access to a range of services and facilities. Coal Authority high risk area and public right of way on site. The site contains several land parcels contained and separated from each other with hedgerows, tree belts and Hazeley Brook. The site also contains a mature tree cluster off Newcastle Road. Proximity to industrial operations & RIGS site. The land falls away from Newcastle Road and Ridge Hill Drive towards the M6. 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. Grade 3 agricultural land. TPOs on site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: Yes		Site of Biological Importance:		Number of SBIs within 150m: 0		Ancient Woodland:	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site:		RIGS within 150m: Yes			
Tree Preservation Order: Yes		Total TPOs onsite: 9		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 3				Landscape Character: Madeley Ancient Redland Farmlands			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 1		Number of Listed Buildings within 500m: 1		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 30		Flood Zone 2: Yes				Flood Zone 3: Yes	
FZ2 (% within): 5		FZ3 (% within): 5				FZ3b (% within): 5	
Surrounding uses raise amenity concerns? Yes				Air Quality Management Area: No			
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): Marginally				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: Yes				Rural Site outside development boundary: Yes	
GP/ Health Centre: <1600m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <400m		Secondary School: <1600m		College: >1600m		Town Centre: >1600m	
Convenience Store: <1600m		Supermarket: >1600m		Bus Stop: <400m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> MD13			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land at Windy Arbour Farm, Madeley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 10.32	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 8.26	
<b>Estimated Potential Capacity:</b> 248		<b>Site Gross Capacity:</b> 248	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 98	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development - noting indicative 300 dwelling yield figure. Access is proposed via New Road / Bowsey Wood Road. However, sections of the road do not have footpaths or street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities. Tree Preservation Order and overhead power line on site.			
<b>Site Selection Comment:</b> This is a Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site drops away from New Road towards Furnace Lane, with the area adjacent to New Road plateauing and relatively flat. The site is adjacent to an under construction residential scheme for 32 dwellings at New Road (19/00036/FUL. The site has a tree preservation order, overhead power cables and farm holdings within its boundaries. Landscape sensitivity owing to wider countryside setting. The site has access to a range of services and facilities. Access is proposed via New Road / Bowsey Wood Road. However, sections of the road do not have footpaths or street lighting. Potential surface water flooding impacts on the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Partial
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: Yes	Total TPOs onsite: 12	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> MD18			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land West of Furnace Lane, Madeley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 4.32	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 2.9	
<b>Estimated Potential Capacity:</b> 87		<b>Site Gross Capacity:</b> 87	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 87	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on site. Developable area takes this into account. A sewage works adjoins part of the southern boundary which could raise potential amenity and environmental health concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This is a Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site is bordered by Furnace Lane at its northern extent, with operational BT premises to the east and a tree belt along the south perimeter. A smaller tree belt dissects the site approximately a ¼ of the way along Furnace Lane with the site undulating in the western larger section of the site. Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow just before the Newcastle Road junction. Some mature trees on site. Developable area takes this into account. Landscape sensitivity owing to wider countryside setting. A sewage works adjoins part of the southern boundary which could raise potential amenity concerns. Whilst proximity wise, the site has access to a range of services and facilities, it feels quite remote and detached from the rest of the settlement's-built form. Grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD19			
<b>Ward:</b> Madeley & Betley		<b>Site Address:</b> Land East of Furnace Lane, Madeley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 1.55
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.32
<b>Estimated Potential Capacity:</b> 40		<b>Site Gross Capacity:</b> 40	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 40		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Highway access is constrained as it appears suitable access arrangements may involve a connection from Arbour Close onto an open space site (identified in the Open Space Strategy 2022). Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow at the Newcastle Road junction. A sewage works is in close proximity to the site which could raise potential amenity and environmental health concerns. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This is a Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. Highway access is constrained as it appears suitable access arrangements may involve a connection from Arbour Close onto an open space site (identified in the Open Space Strategy 2022). Access via Furnace Lane is a single lane road with no footpaths or street lighting. Furthermore, Furnace Lane is extremely narrow at the Newcastle Road junction. The site is relatively flat. The site also has boundaries on Furnace Lane and an allotments site, as well as to the rear of properties along Arbour Close. Landscape sensitivity owing to wider countryside setting. The site has access to a range of services and facilities. A sewage works is in close proximity to the site which could raise potential amenity concerns. Grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD2			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land at Elmside Garden Centre, Main Road		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Garden Centre	<b>Gross Site Area (Ha):</b> 1.36	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.16	
<b>Estimated Potential Capacity:</b> 35		<b>Site Gross Capacity:</b> 35	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 35	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> An isolated Green Belt site disconnected from the development boundary of Madeley and Madeley Heath settlement. The site is promoted for housing development. Heighley Castle Way and Main Road (A531) have limited stretches of footpaths and street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> An isolated Green Belt site disconnected from the development boundary of Madeley and Madeley Heath settlement that is in current operational use as a Garden Centre/nursery. Although the site feels quite remote from Madeley there is a footpath running from the garden centre into the village itself. Whilst direct access on to the site can be achieved, it is still considered remote and a long distance from services. The site is promoted for housing development. Heighley Castle Way and Main Road (A531) have limited stretches of footpaths and street lighting. 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. Grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 2	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 4	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 5	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: MD20			
Ward: Madeley & Betley		Site Address: Brook House Farm, Madeley	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 39.13
Density Applied: 30	Developable Area Applied: 80%		Developable Area (Ha): 21.14
Estimated Potential Capacity: 350		Site Gross Capacity: 350	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 200		Delivery Period (11-15 years): 150
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site borders the development boundary of Madeley settlement. The site is promoted for housing, education and sports facilities. Madeley Conservation Area adjoins part of the western boundary. Part of the site is affected by flood zones 2 and 3. Developable area calculation takes this into account. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities. Development high risk areas and public right of way on site. Site promoter indicates 350 dwellings can be accommodated on site. Estimated potential capacity calculation reflects this.			
<b>Site Selection Comment:</b> A Green Belt site borders the development boundary of Madeley settlement. The site is promoted for housing, education and sports facilities. The Green Belt Assessment confirms the site's strong contribution to the Green Belt. Madeley Conservation Area adjoins part of the western boundary, with numerous listed buildings being found in the locality. Part of the site is affected by flood zones 2 and 3 (Fluvial flood risk, FZ2, FZ3 & FZ3b covering more than 20% of the site and surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site). The site has access to a range of services and facilities. Coal Authority high risk area and public right of way found on site. The site, although relatively flat, falls away gently from Newcastle Road southwards towards Hungerford Lane, & is quite exposed, with its eastern extent defined by it abutting the M6 motorway. Extent of prospective loss of best & most versatile agricultural land. The site is grade 3 agricultural land. The site is of scale in the Green Belt.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No

Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 4	Number of Listed Buildings within 500m: 21	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 29	FZ3 (% within): 22		FZ3b (% within): 22
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> MD25			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land South of Bar Hill, Madeley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 0.74	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.63	
<b>Estimated Potential Capacity:</b> 19		<b>Site Gross Capacity:</b> 19	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 19	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Estimated potential capacity is based on the SHELAA methodology. However, the shape of the site is irregular which could further influence capacity. The housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Estimated potential capacity is based on the SHELAA methodology. The shape of the site is irregular, albeit quite flat. The site has access to some services and facilities. Public right of way adjoins the eastern boundary. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. There is a property and some out buildings on the site off Bar Hill. The site is grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 5	Number of Listed Buildings within 500m: 20	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD29			
<b>Ward:</b> Madeley & Betley		<b>Site Address:</b> Land North of Bar Hill, Madeley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 9.72
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 7.78
<b>Estimated Potential Capacity:</b> 150		<b>Site Gross Capacity:</b> 150	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. Access off Bar Hill is via a narrow track which requires some improvement. Tree Preservation Order and public right of way on site. The site has access to a range of services and facilities. Outline planning permission for the construction of up to 155 dwellings with some matters reserved pending decision - Ref: 23/00979/OUT.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Tree Preservation Order and public right of way on site. The site is relatively flat. Access is possible into the site. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. The site has a footpath into the village centre and access to services. Outline planning permission for the construction of up to 155 dwellings with some matters reserved pending decision - Ref: 23/00979/OUT. The site capacity has been reduce to around 150 dwellings. The site is bounded by the railway line and this may require mitigation. The site is adjacent to the settlement of Madeley and is outside of the Green Belt. Through mitigation, including additional masterplanning and additional policy requirements including heritage and surface water flooding, the site is considered to be capable of allocation in the Plan. The site is suitable, available and viable. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site:		Site of Biological Importance: No		Number of SBIs within 150m: 0		Ancient Woodland:	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		RIGS within 150m: No			
Tree Preservation Order: Yes		Total TPOs onsite: 1		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 3				Landscape Character: Madeley Ancient Redland Farmlands			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 5		Number of Listed Buildings within 500m: 23		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 1	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: 1 in 30		Flood Zone 2:				Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? Yes				Air Quality Management Area: No			
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): No				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site				Adverse Topography: No			
Accessibility							
Constrained Access: Yes		Public Right of Way: Yes				Rural Site outside development boundary: Yes	
GP/ Health Centre: <800m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <400m		Secondary School: <800m		College: >1600m		Town Centre: >1600m	
Convenience Store: <800m		Supermarket: >1600m		Bus Stop: <400m		Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> MD30			
<b>Ward:</b> Madeley & Betley		<b>Site Address:</b> Land West of Bar Hill, Madeley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.74
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.63
<b>Estimated Potential Capacity:</b> 19		<b>Site Gross Capacity:</b> 19	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 19		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. The site falls within the 200m buffer of the proposed HS2 route. Suitability assessment reflects this. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Suitability assessment reflects this. Public right of way adjoins the eastern boundary. This is an enclosed site bordered by Bar Hill and an access lane on two sides and hedgerows on the other two sides. The site is relatively flat although relatively remote from the village centre and services. The site would expand Madeley west towards Onneley. The site is grade 3 agricultural land. There is a small area of surface water flood risk on the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Madeley Ancient Redland Farmlands	

<b>Heritage</b>			
<b>Listed Building: No</b>	<b>Number of Listed Buildings within 250m: 1</b>	<b>Number of Listed Buildings within 500m: 2</b>	<b>Local Listing: No</b>
<b>Scheduled Ancient Monument: No</b>	<b>Scheduled Ancient Monument within 150m: No</b>	<b>Conservation Area:</b>	<b>Conservation Area within 150m: 0</b>
<b>Registered Park and Gardens: No</b>		<b>Registered Park and Gardens within 150m: No</b>	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk: 1 in 100</b>	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within): 0</b>	<b>FZ3 (% within): 0</b>		<b>FZ3b (% within): 0</b>
<b>Surrounding uses raise amenity concerns? Yes</b>		<b>Air Quality Management Area: No</b>	
<b>Coal Authority High Risk Area: No</b>	<b>Coal development High Risk Area (% within): No</b>		<b>Coal development Low Risk Area (% within): Yes</b>
<b>Mineral Safeguard Area: On site</b>		<b>Adverse Topography: No</b>	
<b>Accessibility</b>			
<b>Constrained Access: No</b>	<b>Public Right of Way: Yes</b>		<b>Rural Site outside development boundary: Yes</b>
<b>GP/ Health Centre: &lt;800m</b>	<b>Hospital: &gt;1600m</b>	<b>Open Space: &lt;400m</b>	<b>Post Office: &lt;1600m</b>
<b>Primary School: &lt;800m</b>	<b>Secondary School: &lt;1600m</b>	<b>College: &gt;1600m</b>	<b>Town Centre: &gt;1600m</b>
<b>Convenience Store: &lt;800m</b>	<b>Supermarket: &gt;1600m</b>	<b>Bus Stop: &lt;400m</b>	<b>Train Station: &gt;1600m</b>

<b>Site Details</b>			
<b>Site reference:</b> MD32			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land Adjacent to Rowley House, Moss Lane		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 1.64	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.39	
<b>Estimated Potential Capacity:</b> 42		<b>Site Gross Capacity:</b> 42	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 42	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Madeley settlement, and promoted for housing development. Planning approval for up to 42 dwellings (Ref. 13/00990/OUT) but has now lapsed. An application for 38 dwellings was recently withdrawn (Ref. 20/00143/FUL). Estimated potential capacity is based on the SHELAA methodology. The site is predominantly surrounded by residential development making it unsuitable for employment development. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site borders the development boundary of Madeley settlement, and promoted for housing development. Planning approval for up to 42 dwellings (Ref. 13/00990/OUT) which lapsed and an application for 38 dwellings was recently withdrawn (Ref. 20/00143/FUL). The site has access to a range of services and facilities. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. The site is accessed off Bower End Lane which may require significant upgrading to facilitate development. The site is contained on multiple sides (including rear of properties along Moss Lane and the bridle path). In terms of residential character and settlement pattern, a cul-de-sac type development would not be atypical. TPO's found within the site boundary. The site is grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 4	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> MD33			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land West of Manor Road, Madeley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural	<b>Gross Site Area (Ha):</b> 1.87	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.59	
<b>Estimated Potential Capacity:</b> 48		<b>Site Gross Capacity:</b> 48	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 48	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development and open space. Estimated potential capacity is based on the SHELAA methodology. However, the shape of the site is irregular which could further influence capacity. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities. Public right of way adjoins part of the western boundary.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development and open space. Irregular shape site. This site is bordered by Red Lane and Manor Road and the front of the properties along Bar Hill in the north of the site. Proximity of a listed buildings / Conservation Area. The site also has a boundary with Manor Road Allotments and MD39. Access off Manor Road would be compromised due to the visibility and close proximity of the railway bridge. The site has access to some services and facilities. Public right of way adjoins part of the western boundary. The site is grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 22	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD34			
Ward: Madeley & Betley	Site Address: Land East of Bowsey Wood Road, Madeley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural	Gross Site Area (Ha): 9.28	
Density Applied: 30	Developable Area Applied: 80%	Developable Area (Ha): 7.42	
Estimated Potential Capacity: 223		Site Gross Capacity: 223	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 73	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development and open space - noting indicative 273 dwelling yield figure. Access via Bowsey Wood Road has no public footpaths or street lighting. The site has access to some services and facilities. Tree Preservation Order on site & adjacent to ancient woodland at its northern extent.			
<b>Site Selection Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development and open space. The Green Belt Assessment 2024 confirms the site's moderate contribution to the Green Belt. Access via Bowsey Wood Road has no public footpaths or street lighting. The land has a boundary with the properties along Hidden Hills and with New Road & the rear of properties along Heighley Castle Way. However, the site rises steeply from New Road towards properties off Hidden Hills and is quite exposed. Mineral safeguarding area. The site has access to some services and facilities. Tree Preservation Order on site & adjacent to ancient woodland at its northern extent.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 2	Ancient Woodland:
Number of Ancient Woodlands within 150m: 2	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 14	Heavily Wooded:	Carbon Capture Site: No

<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Madeley Ancient Redland Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 3	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 0	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <1600m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <800m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <800m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD39			
<b>Ward:</b> Madeley & Betley		<b>Site Address:</b> Land at Red Lane, Wayside, Madeley	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 1.3
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.11
<b>Estimated Potential Capacity:</b> 33		<b>Site Gross Capacity:</b> 33	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 33		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. Access via Red Lane is a single lane track with no public footpaths or street lighting. Furthermore, housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is located outside the development boundary of Madeley settlement, and promoted for housing development. The site is bordered by MD33 on two sites, MD39 on one corner, with Madeley White Star Football Club pitches to the south and a private property to the west. The site is relatively flat, however, it would potentially be reliant on MD33 to come forward to provide access to it as it is currently landlocked except for a narrow access off Red Lane which has no public footpaths or street lighting. Proximity of a listed buildings. The site has access to some services and facilities. Grade 3 agricultural land.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Madeley Ancient Redland Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 5	<b>Number of Listed Buildings within 500m:</b> 21	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 1
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 0	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> Yes		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <400m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <800m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <800m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> MD40			
<b>Ward:</b> Madeley & Betley	<b>Site Address:</b> Land adjacent to Fern Dene, Madeley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Garden	<b>Gross Site Area (Ha):</b> 0.24	
<b>Density Applied:</b> 30	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.15	
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> Site is located within the development boundary of Madeley settlement, and promoted for housing development. Mature trees on site. Estimated potential capacity reflects this. Sewage works to the north could raise amenity concerns (odour). The site is very small (<0.25ha), and in close proximity to existing residences which makes it unsuitable for employment development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This site is located within the development boundary of Madeley settlement, and promoted for housing development. Sewage works to the north could raise amenity concerns (odour). The site is very small in scale (<0.25ha), and in close proximity to existing residences. Mature trees on site. The site has access to a range of services and facilities. The site is bordered at various parts by the River Lea, a water treatment works and vegetation, with a large hedgerow buffering the site from Fern Dene.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b> Yes	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Madeley Ancient Redland Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1:1000	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> Yes		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <400m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <400m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <400m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m



Site Details			
Site reference: MD5			
Ward: Madeley & Betley	Site Address: The Old Wharf, Madeley Heath		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Open space / light industrial	Gross Site Area (Ha): 0.88	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 0.44	
Estimated Potential Capacity: 13		Site Gross Capacity: 13	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 13	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site is located within the development boundary of Madeley Heath, and promoted for housing development. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. Developable area calculation takes this into account. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is located within the development boundary of Madeley Heath, and promoted for housing development. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. Developable area calculation takes this into account. Surface water flood risk, 1:30, 1:100 & 1:1000 covering part (>10%) of the site. The site is also an irregular shape. The site has limited access to a range of services and facilities. The site has gated access off a private road. The site currently functions as garage/business accommodation.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: Natural and Semi Natural Greenspace	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD56			
Ward: Madeley & Betley	Site Address: Land off Heighley Castle Way, Madeley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 14.84	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 12.61	
Estimated Potential Capacity: 379		Site Gross Capacity: 379	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 229	Delivery Period (11-15 years): 150	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site is partially surrounded by residential development which makes it unsuitable for employment development. A Site of Biological Importance occupies the whole site (Madeley Manor). The site has access to a range of services and facilities. Public right of way adjoins site, and Listed buildings are in close proximity to the site. Development high risk area on site.			
<b>Site Selection Comment:</b> A Green Belt site bordering the development boundary of Madeley settlement. The site is promoted for housing development. The site is partially surrounded by existing residential development. A Site of Biological Importance occupies the whole site (Madeley Manor). The site has access to a range of services and facilities. Public right of way adjoins the site, and listed buildings are also in close proximity. Coal Authority high risk area on site. The site has poor vehicular access via a single track lane and the land rises up from Heighley Castle Way towards the north of the site. The site is exposed although the area adjacent to the existing housing along Kingfisher Cl, Heron Cl and Beck Rd is the flattest area.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: Yes	Number of SBIs within 150m: 3	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	

Tree Preservation Order: Yes	Total TPOs onsite: 20	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
<b>Site reference:</b> NC13		
<b>Ward:</b> Newchapel & Mow Cop	<b>Site Address:</b> Land West of Bullockhouse Road, Harriseahead	
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 3.2
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 2.57
<b>Estimated Potential Capacity:</b> 100		<b>Site Gross Capacity:</b> 100
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 100	<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes		
Summary Comments		
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. The site has limited access to a range of services and facilities. Development high risk areas and public right of way on site.		
<b>Site Selection Comment:</b> This is a Green Belt site which makes a moderate contribution to its purposes. There are no environmental designations within or immediately adjacent to the site. There are no Tree Preservation Orders on or immediate adjacent to the site. The site is a greenfield. The site is considered to be broadly viable and there are no known abnormal development costs. There are historic mining activities in the area with consultation with Coal Authority likely. The site is in Flood Zone 1. There are no designated heritage assets present. The site is adjacent to an established residential area. Site is within 400 m of a bus stop. It is considered that access could be created into the site. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if it were to be developed. As a Green Belt site, it is recommended that the existing boundaries are strengthened to create a recognisable and permanent Green Belt Boundary. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording. The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has		

been previously developed and / or well-served by public transport. The definition of Green Belt boundaries has been informed by the ARUP Green Belt report.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: East Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: NC5			
Ward: Newchapel & Mow Cop		Site Address: Land south of Harriseahead Lane, Harriseahead	
Deliverable: No	Developable: No		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 8.11
Density Applied: 40	Developable Area Applied: 80%		Developable Area (Ha): 6.69
Estimated Potential Capacity: 267		Site Gross Capacity: 267	
Delivery Period (0-5 years):	Delivery Period (6-10 years):		Delivery Period (11-15 years):
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> This site was previously assessed in Joint Local Plan – minor contamination approx. 0.4%. One overground cable on site. Access from high street would need to be gained via council owned land. Dale Green (biodiversity alert site) and Birchenwood Park (site of biological importance) within 800m			
<b>Site Selection Comment:</b> The site was previously submitted as a call for sites in the Joint Local Plan. It is being promoted for 200-250 dwellings. The site is a greenfield site. It has a moderate contribution to the Green Belt. Given the public footpaths along the south east boundary and the centre of the site, and the only access point being Harriseahead Lane, there is no current access to the southern portion of the site. There is some uncertainty as to the access arrangements for the site. Harriseahead is also a narrow lane and junction improvements would be required. Overhead pylon on site. Mature trees on site. Land is marshy and undulating. Site consists of grade 4/5 agricultural land. There are potentially areas of contamination on the site and historical mining activities. The site is of scale in the Green Belt. There are potential surface water flooding issues.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Potential (Less constrained)	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: East Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Coal & Fire Clay and Superficial Sand & Gravel		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> NC77			
<b>Ward:</b> Newchapel & Mow Cop		<b>Site Address:</b> Bent Farm, Newchapel	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 3.06
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 2.45
<b>Estimated Potential Capacity:</b> 98		<b>Site Gross Capacity:</b> 98	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 98		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site that overlaps into the administrative area of Stoke-on-Trent. This assessment only takes into the account the developable area within the Borough of Newcastle. The site is promoted for housing, retail and open space. The site has poor access to a range of services and facilities. Development high risk area and public right of way on site.			
<b>Site Selection Comment:</b> The site is not currently a preferred site in the Local Plan. The site is a greenfield site. It is a site in the Green Belt and makes a strong contribution to Green Belt purposes. The site overlaps into the administrative area of Stoke-on-Trent with cross boundary considerations. In terms of locational sustainability, the site has poor access to certain services and facilities but is in close proximity to a bus stop. The site is in a coal authority high risk area. A public rights of way runs through the site. Access would need to be confirmed from Newtown / Turnhurst Road. There is a surface water flood risk on the site which would require mitigation.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> East Kidsgrove Coalfield Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 1	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 30 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Yes		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> None		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> Yes		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <800m	<b>Post Office:</b> >1600m
<b>Primary School:</b> <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> NC78			
<b>Ward:</b> Newchapel & Mow Cop		<b>Site Address:</b> Land South of Pennyfield Road, Newchapel	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private / NuLBC	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 4.66
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 3.73
<b>Estimated Potential Capacity:</b> 149		<b>Site Gross Capacity:</b> 149	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 149		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A landlocked Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development and open space. The site has access to some services and facilities. Public right of way and development high risk areas on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. The site is the in the Green Belt site and makes a strong contribution to Green Belt purposes. The site was previously identified as NC78 and NC79 in the Strategic Housing and Employment Land Availability Assessment. The site has multiple owners. The site is promoted for housing development and open space. Access to the site is proposed off Station Road / High Street. However, the assumed access is currently in active use and other potential access points along the road appear to be narrow. Therefore there is some uncertainty as to how an appropriate access to the site could be achieved. The site has limited access to a range of services and facilities. A public right of way runs through the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No

Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> NC80			
<b>Ward:</b> Newchapel & Mow Cop		<b>Site Address:</b> Land South of Mow Cop Road, Mow Cop	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 8.78
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 7.02
<b>Estimated Potential Capacity:</b> 281		<b>Site Gross Capacity:</b> 281	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 131
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site located in Mow Cop. The site is promoted for housing development and open space. Part of the site was formerly used as a brickwork / landfill site. The site has access to some services and facilities. Development high risk areas and public right of way on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. The site is located in a parcel of Green Belt which makes a moderate overall contribution to Green Belt purposes. Part of the site was formerly uses as a brickwork / landfill site which may present some land contamination issues. The site has access to some services and facilities. The site is a coal authority high risk area and a mineral safeguard area is on site. There are potential surface water flood risk impacts. The site is a mix of grade 4 and 5 agricultural land. The site is of scale in the open countryside with associated Green Belt impacts. The site is in close proximity to a number of listed buildings and Mow Cop.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> Yes	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> East Kidsgrove Coalfield Farmlands	

Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 7	Number of Listed Buildings within 500m: 7	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: NC81			
Ward: Newchapel & Mow Cop		Site Address: Mellors Bank, Mow Cop Road, Mow Cop	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 6.16
Density Applied: 40	Developable Area Applied: 80%		Developable Area (Ha): 4.93
Estimated Potential Capacity: 197		Site Gross Capacity: 197	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150		Delivery Period (11-15 years): 47
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site located in Mow Cop. The site is promoted for housing development. Access is proposed via Dales Green Road, Mellors Bank, Mow Cop Road or Fords Lane. Access from Mellors Bank and Dales Green Road (track) would require improvements due to their narrow character. The site has access to some services and facilities. Development high risk area on site. Public right of way adjoins the southern boundary.			
<b>Site Selection Comment:</b> The site is a greenfield site and also in the Green Belt. The site is located in a parcel of Green Belt which makes a Moderate contribution overall to Green Belt purposes. The site is promoted for housing development. The site has access to some services and facilities. Development high risk area on site. Public right of way adjoins the southern boundary. The site is in a coal authority high risk area and a mineral safeguarded site. There is some uncertainty about highway access into the site and access points may require improvements due to their narrow character. The site is detached from the settlements of Mow Cop and Mount Pleasant.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy:	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Grade 4		Landscape Character: East Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m



<b>Site Details</b>			
<b>Site reference:</b> NC83			
<b>Ward:</b> Newchapel & Mow Cop		<b>Site Address:</b> Blue Pot Farm, Alderhay Lane, Rookery	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 0.28
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.27
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> Two parcels of Green Belt land disconnected from the Kidsgrove urban area, and promoted for housing development. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> This site reference relates to two sites that are in the Green Belt. The parcels of land to which the sites fall within make a strong contribution to the Green Belt. The sites are disconnected from the urban area. The sites are in a rural area with poor access to a range and services.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 4		<b>Landscape Character:</b> North Kidsgrove Coalfield Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No	Rural Site outside development boundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> RC11			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Land at the end of Birchenwood Way, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Country Park		<b>Gross Site Area (Ha):</b> 15.41
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 9.65
<b>Estimated Potential Capacity:</b> 386		<b>Site Gross Capacity:</b> 386	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Kidsgrove urban area that overlaps into the administrative area of Stoke-on-Trent. The site is promoted for housing development. A Site of Biological Importance (Birchenwood Park) occupies the northern part of the site. Access to the site can not gained unless there is partial removal of the designation. Two large ponds are also present. Developable area calculation takes this into account. The site has limited access to a range of services and facilities. Development high risk areas, overhead power line and public right of way on site.			
<b>Site Selection Comment:</b> The site is a Green Belt site. It makes a weak contribution to Green Belt purposes. The site borders the administrative areas of Stoke-on-Trent and therefore may present cross boundary issues. A site of Biological Importance occupies the northern part of the site. The site is in an a development high risk area. There are overhead power lines on the site and the site is partially covered by natural and semi-natural greenspace in the Open Space Strategy. The site is not considered to be suitable as there are unavoidable impacts as part of the site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance. Furthermore, a large proportion of the 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.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> No	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> In part	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> Yes	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban / Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> RC4			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Kinnersley Street, Kidsgrove	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Green space		<b>Gross Site Area (Ha):</b> 0.65
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.1
<b>Estimated Potential Capacity:</b> 4		<b>Site Gross Capacity:</b> 4	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 4		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area, and functions as an informal green space. The mature trees reduces the developable area, and prevents the site from accommodating 5 or more dwellings, or employment development of any significance. The site has access to a range of services and facilities. Steep topography and developable high risk area on site.			
<b>Site Selection Comment:</b> The site is located within the Kidsgrove urban area and functions as an informal green space. The mature trees and steep topography reduces the developable area, and prevents the site from accommodating 5 or more dwellings, or employment development of any significance. The site has access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban		<b>Landscape Character:</b> None - urban area	
<b>Heritage</b>			

Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: Yes	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: >1600m	Town Centre: <400m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: <800m

<b>Site Details</b>			
<b>Site reference:</b> RC8			
<b>Ward:</b> Kidsgrove & Ravenscliffe		<b>Site Address:</b> Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	
<b>Deliverable:</b> Yes	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Woodland		<b>Gross Site Area (Ha):</b> 0.38
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.36
<b>Estimated Potential Capacity:</b> 7		<b>Site Gross Capacity:</b> 7	
<b>Delivery Period (0-5 years):</b> 7	<b>Delivery Period (6-10 years):</b>		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> Yes	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area, and has a lapsed planning approval for residential development (Ref. 15/00818/FUL). The site was formerly used as a colliery including steel, gas and coke works. The Economic Needs Assessment grades the site as 'poor'. Development high risk area on site. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is located within the Kidsgrove urban area, and has planning permission for 7 dwellings (Ref 22/00964/FUL) which was approved 24 November 2023. Construction has not started as of June 2024. The site is heavily wooded. Development high risk area on site. There is a surface water flood risk that would require mitigation. The site has access to a range of services and facilities. The site is a coal authority high risk area and a mineral safeguarded area on site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> Poor		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b>	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>
<b>SSSI:</b>	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b>	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b>	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b> Yes	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Urban		<b>Landscape Character:</b> None - urban area	
<b>Heritage</b>			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: <800m



<b>Site Details</b>			
<b>Site reference:</b> SB12			
<b>Ward:</b> Westbury Park & Northwood	<b>Site Address:</b> Land adjacent to Clayton Lodge Hotel, Clayton		
<b>Deliverable:</b> Yes	<b>Developable:</b> No	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Former hotel / car park	<b>Gross Site Area (Ha):</b> 1.79	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.52	
<b>Estimated Potential Capacity:</b> 48		<b>Site Gross Capacity:</b> 48	
<b>Delivery Period (0-5 years):</b> 48	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> Yes	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and was formerly used as a hotel and car park. A planning application for 48 dwellings (Ref. 22/00284/FUL) was permitted on 08 Jun 2022, and site under construction as of June 2024. Estimated potential capacity is based on the SHELAA methodology until approval is granted. The site is predominantly surrounded by residential development making it unsuitable for employment development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> Located within the urban area, this brownfield site, formerly a hotel and car park, is predominantly surrounded by residential development, making it suitable for housing. The site offers access to a range of services and facilities, including a GP surgery, schools, and shops. A planning application for 48 dwellings (Ref. 22/00284/FUL) was permitted on 08 Jun 2022, confirming the site's development potential. Site status under construction as of June 2024. As noted by Staffordshire County Council, the presence of two Tree Preservation Orders on site necessitates careful consideration of tree preservation and integration into the development layout.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b>	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>
<b>SSSI:</b>	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b>	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order:	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: SP11		
Ward: Silverdale	Site Address: Former Keele Municipal Golf Course, Keele	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: NuLBC	Site Use: Former golf course	Gross Site Area (Ha): 75.74
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 54.58
Estimated Potential Capacity: 900		Site Gross Capacity: 900
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 600	Delivery Period (11-15 years): 300
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site promoted for housing development. Part of the site is identified in the Open Space Strategy 2022 with three typologies. This includes Amenity Greenspace (approximately 3.1ha), Natural and Semi-Natural Greenspace (approximately 3.1ha), and Provision for Children and Teenagers (0.4ha). A Biodiversity Alert Site (Bogs Wood) and Regionally Important Geological Structure (Job's Wood Quarry) is on site. Developable area calculation takes this into account. A Biodiversity Alert Site (Redheath Plantation) adjoins the western boundary. Keele Hall Registered Park and Gardens is in very close proximity to the site to the south. The site has access to services and facilities. Estimated potential capacity calculation derived from the previous masterplan exercise as part of the Keele University Growth Corridor. Mineshaft and mature trees on site. The site has access to a range of services and facilities.</p>		
<p><b>Site Selection Comment:</b></p> <p>A Green Belt site promoted for housing development. The site makes an moderate overall contribution to Green Belt purposes. Part of the site is identified in the Open Space Strategy 2022 with three typologies; including Amenity Greenspace (3.1ha), Natural and Semi-Natural Greenspace (3.1ha), and Provision for Children and Teenagers (0.4ha). A Biodiversity Alert Site (BAS) (Bogs Wood) and Regionally Important Geological Structure (Job's Wood Quarry) is on site. A BAS (Redheath Plantation) adjoins the western boundary. 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. Estimated potential capacity calculation derived from the previous masterplan as part of the Keele University Growth Corridor. It is assessed as having a moderate contribution to the Green Belt. The site has access to a range of services and facilities. Site is relatively flat, however it is overgrown with mature trees on site. Well used Public right of way through site. Potential access points, however junction improvements will need to be provided. The site is now split into 4 phases of development; SP11(1), SP11(2), SP11(3) and SP11(4) following the receipt of a masterplan on the site. Allocation of a site, supported by a design code, and masterplan support the retention of large parts of the natural and semi-natural greenspace across the site. The site is of scale and would need to be supported by appropriate road and education infrastructure. This could be secured through appropriate policy wording.</p> <p>The site is considered to be available and viable for development. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the</p>		

Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan. The site is considered suitable for allocation in the Local Plan subject to necessary policy wording.

The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.

Following a review of the Green Belt Assessment (ARUP, 2024), it is considered that the A525 / Cemetery Road is an appropriate Green Belt boundary. The Golf Driving range adjacent to the site is retained and is outside of the site boundary.

#### Planning and Sustainability

<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b> Mixed typologies (3 in total)	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	

#### Natural Environment

<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> Yes	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> Yes	<b>RIGS within 150m:</b> Yes	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 11	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Keele Ancient Redland Farmlands	

#### Heritage

<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 1	<b>Number of Listed Buildings within 500m:</b> 2	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> Yes	

#### Physical Environment

<b>Surface Water Flood Risk:</b> 1 in 100 years	<b>Flood Zone 2:</b>	<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0	<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> Yes		<b>Air Quality Management Area:</b> No

Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> SP12			
<b>Ward:</b> Silverdale		<b>Site Address:</b> Site off Glenwood Close, Silverdale	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Open space		<b>Gross Site Area (Ha):</b> 2.01
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 1.61
<b>Estimated Potential Capacity:</b> 81		<b>Site Gross Capacity:</b> 81	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 81		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. The site has access concerns from Glenwood Close which would be via a small strip of land and would need to be assessed. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> This is a a greenfield site which makes a moderate contribution to Green Belt purposes. The Green Belt position on the site may be influenced by future decisions regarding the wider SP11 site. There are access concerns into the site from Glenwood Close which would require access via a steep incline and potential impacts on a site in the open space assessment (2022). The site is also adjacent to Jobs Wood Natural Greenspace. There are a number of mature trees on site including 2 trees with preservation orders on them. The site is grade 3 agricultural land classification and partially in a mineral safeguarding area. The site has access to some services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> Yes	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 2	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Keele Ancient Redland Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 1	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Partially on site		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <400m	<b>Secondary School:</b> >1600m	<b>College:</b> <1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <800m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> SP14			
<b>Ward:</b> Silverdale		<b>Site Address:</b> Site at Gallowtree Roundabout, Silverdale	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 10.68
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 7.03
<b>Estimated Potential Capacity:</b> 351		<b>Site Gross Capacity:</b> 351	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site is located within the northern boundary. Developable area calculation takes this into account. The site has limited access to some services and facilities. Sloping topography, development high risk areas and overhead power line on site.			
<b>Site Selection Comment:</b> A Green Belt bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site is located within the northern boundary. Developable area calculation takes this into account. The site has limited access to some services and facilities. Sloping topography, development high risk areas and overhead power line on site. It is assessed as having a weak contribution to the Green Belt. Potential access can be gained along Park Road, but this is narrow. Part of the site is a biodiversity alert site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> Yes	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 3	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No
<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Keele Ancient Redland Farmlands	



<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1 in 30 years	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> Yes	<b>Coal development High Risk Area (% within):</b> Marginally		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> Yes	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> <1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> SP2			
<b>Ward:</b> Silverdale	<b>Site Address:</b> Site at Cheddar Drive, Silverdale		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Green space	<b>Gross Site Area (Ha):</b> 0.26	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.25	
<b>Estimated Potential Capacity:</b> 8		<b>Site Gross Capacity:</b> 8	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 8	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. Site promoter proposes 12 affordable units. Estimated potential capacity reflects this. The site has a lapsed planning approval for 4 dwellings (Ref. 14/00886/OUT). The site is small, and predominately surrounded by residential development which makes it unsuitable for employment development. The site has limited access to a range of services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is brownfield, located within the Newcastle urban area, and promoted for housing development. The site has a lapsed planning approval for 4 dwellings (Ref. 14/00886/OUT) but is pending consideration on application 24/00101/FUL for 14 dwellings, site gross capacity using SHELAA methodology would permit this number of dwellings. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Suitable for housing with access points on Cheddar Drive. The site has limited access to a range of services and facilities. On a slight incline but this would not affect development. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> SP22			
<b>Ward:</b> Silverdale		<b>Site Address:</b> Site at St Luke's Close, Silverdale	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Aspire Housing		<b>Site Use:</b> Open space	<b>Gross Site Area (Ha):</b> 0.7
<b>Density Applied:</b> 50		<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.6
<b>Estimated Potential Capacity:</b> 36		<b>Site Gross Capacity:</b> 36	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> 36	<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. The site promoter proposes 51 units. There are 15 existing units on site which would be demolished, resulting in a net gain of 36 units. Estimated potential capacity reflects this. The site is surrounded by residential development which makes the site unsuitable for employment development. The site is in close proximity to Silverdale Conservation Area. The site has access to some services and facilities. Site capacity (29) minus units on site to be demolished (15) = site capacity of 14 dwellings.			
<b>Site Selection Comment:</b> This brownfield site is located within Newcastle urban area, and promoted for housing development. The site promoter proposes 51 units. There are 15 existing units on site which would be demolished, resulting in a net gain of 36 units. Estimated potential capacity reflects this. The site is surrounded by residential development which makes the site unsuitable for employment development but suitable for housing. No topographical issues. Access points along St Luke's close. The site is in close proximity to Silverdale Conservation Area. The site has access to some services and facilities. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
<b>Site reference:</b> SP23		
<b>Ward:</b> Silverdale	<b>Site Address:</b> Land at Cemetery Road / Park Drive, Silverdale	
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 9.21
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 7.37
<b>Estimated Potential Capacity:</b> 200		<b>Site Gross Capacity:</b> 200
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 50
<b>Call for Site:</b> Yes		
Summary Comments		
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. A Biodiversity Alert Site adjoins part of the eastern boundary. The neighbouring Walley's Quarry Landfill (odour) on the other side of Cemetery Road could raise amenity and environmental concerns. Access onto the site from Park Drive is single laned, and has no footpaths or street lighting. Furthermore, access onto Park Drive from Cemetery Road is on a bend causing visibility restrictions. Improvements are likely to be required. The site has access to some services and facilities. Public right of way adjoins the eastern boundary.</p>		
<p><b>Site Selection Comment:</b></p> <p>A Green Belt site bordering the Newcastle urban area. The site is promoted for housing development. The land is flat. A Biodiversity Alert Site adjoins part of the eastern boundary. The neighboring Walley's Quarry Landfill on the other side of Cemetery Road could raise amenity and environmental concerns. Access onto the site from Park Drive is a single lane and has no footpaths or street lighting. Furthermore, access onto Park Drive from Cemetery Road is on a bend so would require junction improvements. The site has access to some services and facilities. Public right of way adjoins the eastern boundary. It is assessed as having a moderate contribution to the Green Belt. The site is considered to be available, viable, and suitable for development over the Plan period. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan with appropriate policy wording.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.</p>		

Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 3	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: TB19		
Ward: Thistleberry	Site Address: Land south of Newcastle Golf Club, Whitmore Road	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 45.44
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 36.35
Estimated Potential Capacity: 550		Site Gross Capacity: 550
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 150
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the Newcastle urban area. The site is promoted for housing, retail and open space. A Biodiversity Alert Site (Pie Rough) which is heavily wooded is confined within the north-west boundary (3.14ha). Developable area calculation takes this into account. Keele Hall Registered Park and Garden and a Site of Biological Importance (Springpool Wood) adjoins the western boundary. The site has poor access to a range of services and facilities. Tree Preservation Order and overhead power line on site. The estimated potential capacity calculation is derived from the previous masterplan exercise as part of the proposed Keele University Growth Corridor.</p>		
<p><b>Site Selection Comment:</b></p> <p>This is a Green Belt site bordering Newcastle urban area. It is being promoted for housing, retail and open space. A Biodiversity Alert Site (Pie Rough) which is heavily wooded is confined within the north-west boundary (3.14ha) however the developable area calculation takes this into account. Keele Hall Registered Park and Garden and a Site of Biological Importance (Springpool Wood) adjoins the western boundary. Access points along Whitmore Road but may require junction improvements. No topographical issues however mature trees and an overhead pylon present on site, which site promotor has addressed in site plans. It is assessed as having a moderate contribution to the Green Belt. The site is adjacent to the M6 motorway and therefore appropriate buffers may be required for the site. The site is included as a preferred site in the Local Plan and proposed to be allocated for around 550 dwellings. The site should provide defensible boundaries with the Green Belt and take account of Pie Rough in the site. It should also provide sustainable linkages to Keele University.</p> <p>Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan with appropriate policy wording in place.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of</p>		



development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy:	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: Yes	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 16	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TB23			
<b>Ward:</b> Thistleberry		<b>Site Address:</b> Land West of Galingale View, Thistleberry	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural		<b>Gross Site Area (Ha):</b> 4.37
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 3.1
<b>Estimated Potential Capacity:</b> 124		<b>Site Gross Capacity:</b> 124	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 124		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development and open space. A small part of the site within the eastern boundary is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Flood zones 2 and 3 are confined to a very small area within the north-western boundary. Developable area calculation takes this into account. Whalley's Quarry is located in very close proximity to the western boundary which could raise amenity concerns. The site has access to some services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development and open space. The land is flat and is in close proximity to existing residential development. It is also close to Walley's Quarry which would could raise amenity concerns. A small part of the site within the eastern boundary is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The developable area takes this into account. Flood zones 2 and 3 are confined to a very small area within the north-western boundary. Developable area calculation takes both of these into account. The site has access to some services and facilities. Access points along Galingale View. The site is considered to be available, viable and suitable for allocation in the Local Plan Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Natural and Semi-Natural Greenspace	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No

SSSI: No		SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site:		Site of Biological Importance:		Number of SBIs within 150m: 0		Ancient Woodland:	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site:		RIGS within 150m: No			
Tree Preservation Order: Yes		Total TPOs onsite: 2		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 3				Landscape Character: None - urban area			
Heritage							
Listed Building: No		Number of Listed Buildings within 250m: 0		Number of Listed Buildings within 500m: 0		Local Listing: No	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No		Conservation Area within 150m: 0	
Registered Park and Gardens: No				Registered Park and Gardens within 150m: No			
Physical Environment							
Surface Water Flood Risk: None		Flood Zone 2: Yes				Flood Zone 3: Yes	
FZ2 (% within): 1.7		FZ3 (% within): 1.4726570446735401				FZ3b (% within): 0	
Surrounding uses raise amenity concerns? Yes				Air Quality Management Area: No			
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): Yes				Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site				Adverse Topography: No			
Accessibility							
Constrained Access: No		Public Right of Way: No				Rural Site outside development boundary: No	
GP/ Health Centre: <1600m		Hospital: >1600m		Open Space: <400m		Post Office: <1600m	
Primary School: <800m		Secondary School: <1600m		College: <1600m		Town Centre: <1600m	
Convenience Store: <800m		Supermarket: <1600m		Bus Stop: <400m		Train Station: >1600m	

Site Details			
Site reference: TB24			
Ward: Thistleberry	Site Address: Land north of Butt's Walk, Gallowstree Roundabout		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 2.16	
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 1.73	
Estimated Potential Capacity: 69		Site Gross Capacity: 69	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 69	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Newcastle urban area, and is promoted for housing development. A Site of Biological Importance (Rosemary Wood) adjoins the western boundary, and a Biodiversity Alert Site (Butt's Walk Field) adjoins the southern boundary. Access could be problematic given the sites close proximity to the roundabout from Gallowstree Lane. The site has access to some services and facilities. Sloping topography on site.			
<b>Site Selection Comment:</b> A Green Belt site bordering the Newcastle urban area, and is promoted for housing development. A Site of Biological Importance (Rosemary Wood) adjoins the western boundary, and a Biodiversity Alert Site (Butt's Walk Field) adjoins the southern boundary. Steep topography presents difficulties with development and close proximity to roundabout from Gallowstree Lane constrains access. The site has access to some services and facilities. Sloping topography on site. It is assessed as having a moderate contribution to the Green Belt.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Weak	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: Keele Ancient Redland Farmlands	

<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> None	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> On site		<b>Adverse Topography:</b> Yes	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> <1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <1600m
<b>Primary School:</b> <800m	<b>Secondary School:</b> <800m	<b>College:</b> <1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <1600m	<b>Supermarket:</b> <1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

Site Details			
Site reference: TB6			
Ward: Thistleberry	Site Address: Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former pub site, vacant land	Gross Site Area (Ha): 0.34	
Density Applied: 40	Developable Area Applied: 95%	Developable Area (Ha): 0.32	
Estimated Potential Capacity: 13		Site Gross Capacity: 13	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 13	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Call for sites submitted 07/11/2022 for 10 dwellings.			
<b>Site Selection Comment:</b> The site is located within the Newcastle urban area. Sloping topography on site, however given there is surrounding development, this would not restrict development. The site is brownfield however the eastern region is over grown. Site is surrounded by residential area. Access points along Wain Avenue and Orme Road. The site is close to a number of services and facilities. The site presents few environmental constraints. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No

Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <800m	College: <800m	Town Centre: <1600m
Convenience Store: <400m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC19			
<b>Ward:</b> Town	<b>Site Address:</b> West Street, Newcastle (Hassell Street Car Park)		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Car park	<b>Gross Site Area (Ha):</b> 0.1	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.1	
<b>Estimated Potential Capacity:</b> 5		<b>Site Gross Capacity:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 5	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is in active use as a car park which appears to serve the surrounding residential properties. Availability assessment reflects this. The site is small, and surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is currently in use as a car park, with part of this being taken forward for development. Access to the site can be gained via Hassall Street with no junction improvements required. The site presents no physical or environmental constraints however the site is within 150m of Brampton Conservation area and there may be heritage issues that need to be mitigated. It is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b>	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	



Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 2
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC20			
<b>Ward:</b> Town		<b>Site Address:</b> King Street Car Park, Newcastle	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Car park		<b>Gross Site Area (Ha):</b> 0.34
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.33
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is in active use as a car park. Availability assessment reflects this. The site is surrounded by residential, retail and commercial development. Brampton Conservation Area is located in very close proximity to the site. Former landfill on site. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is currently in use as a car park, with the eastern portion of being taken forward for development. Access to the site can be gained via King Street with no junction improvements. The site presents no physical or environmental constraints however the site is within 150m of Brampton Conservation area and there may be heritage issues that need to be mitigated. It is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 11	Number of Listed Buildings within 500m: 29	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 3
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC22			
<b>Ward:</b> Town	<b>Site Address:</b> Marsh Parade, Newcastle (former Zanzibar night club)		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> Aspire Housing	<b>Site Use:</b> Former nightclub / car park	<b>Gross Site Area (Ha):</b> 0.35	
<b>Density Applied:</b> 180	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.33	
<b>Estimated Potential Capacity:</b> 70		<b>Site Gross Capacity:</b> 70	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 70	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site is promoted for 70 apartments. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average'. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> A brownfield site located within the urban area, and in close proximity to Newcastle Town Centre with access to services and facilities. This includes open space, GP, post office, primary school, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site promoter proposes 69 apartments. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. it is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. The Economic Needs Assessment grades the site as 'average'. The site partially falls within an Air Quality Management Area. The site has access to a range of services and facilities. The site is close to a number of heritage assets that may require consideration and mitigation through a future planning application. Site is currently in pre application discussions. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			

Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 14	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 3
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC40			
<b>Ward:</b> Town		<b>Site Address:</b> Car Park, Blackfriars Road, Newcastle	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> NuLBC		<b>Site Use:</b> Vacant car park	<b>Gross Site Area (Ha):</b> 0.2
<b>Density Applied:</b> 50		<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.19
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> 10	<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Information provided indicates the site is up for sale. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> A brownfield site located within the urban area, and in close proximity to Newcastle Town Centre with access to services and facilities. This includes open space, GP, post office, primary school, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Part of the site may be impacted by surface water flooding which would require mitigation. Information provided indicates the site is up for sale. The site has access to a range of services and facilities. it is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable area	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 34	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 6.4900000000000002	FZ3 (% within): 1.1478423600000001		FZ3b (% within): 4.0000000000000001E-2
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC45			
<b>Ward:</b> Town		<b>Site Address:</b> York Place, Newcastle Town Centre	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Retail		<b>Gross Site Area (Ha):</b> 0.3
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.29
<b>Estimated Potential Capacity:</b> 15		<b>Site Gross Capacity:</b> 15	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 15		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> Yes		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area (Newcastle town centre) and is being considered as part of a masterplan exercise for retail and employment (office) development. The site falls within the Newcastle Town Centre Conservation Area, and is surrounded by listed buildings and locally important building and structures. The site also falls within an Air Quality Management Area, and has access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is located within the Newcastle urban area (Newcastle town centre) and is being considered as part of a masterplan exercise for retail and employment (office) development. The site falls within the Newcastle Town Centre Conservation Area, and is surrounded by listed buildings and locally important building and structures. The site has few environmental constraints. The site also falls within an Air Quality Management Area, and has access to a range of services and facilities. Taking account and balancing the range of factors considered in the site selection report, it is recommended that the site is included as an allocation in the Local Plan. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable area	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No



Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 29	Number of Listed Buildings within 500m: 50	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <800m	Town Centre: <400m
Convenience Store: <400m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
Site reference: TC50			
Ward: Town	Site Address: Cherry Orchard Car Park		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NULBC	Site Use: Car Park	Gross Site Area (Ha): 0.068	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.065	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 5	Delivery Period (11-15 years):	
Call for Site: No			
<b>Summary Comments</b>			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> This site is located within Newcastle Urban Area and is in active use as a car park for visitors of the town centre, due to its close proximity to Ironmarket. It is within close proximity of a range of services and facilities including a GP, supermarket, bus stops and the town centre.			
<b>Site Selection Comment:</b> The site is currently in use as a car park. Access to the site can be gained via Cherry Orchard with no improvements required. The site presents no physical or environmental constraints however the site is within 150m of Brampton Conservation area and there may be heritage issues that need to be mitigated. It is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
<b>Natural Environment</b>			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	

Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - Urban Area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 25	Number of Listed Buildings within 500m: 48	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 2
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC52			
<b>Ward:</b> Town		<b>Site Address:</b> Goose Street Car Park	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> NULBC	<b>Site Use:</b> Car Park		<b>Gross Site Area (Ha):</b> 0.35
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.33
<b>Estimated Potential Capacity:</b> 25		<b>Site Gross Capacity:</b> 25	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 25		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This site is located within Newcastle Urban Area and is in active use as a car park. It has access to a range of services and facilities including GP, Primary School, Post office and bus stops. Site initially promoted for 25 apartments.			
<b>Site Selection Comment:</b> The site is currently in use as a car park, access can be easily gained via Goose Street. A number of high rise flats and houses nearby. The site presents no physical or environmental constraints however the site is within 150m of Brampton Conservation area and there may be heritage issues that need to be mitigated. it is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. Taking account and balancing the range of factors considered in the site selection report, it is recommended that the site is included as an allocation in the Local Plan. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - Urban Area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 6	Number of Listed Buildings within 500m: 36	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: No		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No	Rural Site outside development boundary: No	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC7			
<b>Ward:</b> Town	<b>Site Address:</b> Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Brownfield	
<b>Land Owner:</b> NuLBC	<b>Site Use:</b> Former offices and car park	<b>Gross Site Area (Ha):</b> 1.92	
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 1.63	
<b>Estimated Potential Capacity:</b> 75		<b>Site Gross Capacity:</b> 75	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 75	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (Ref. 21/00908/DEM). The demolition was complete as of 31/03/2022. The site has previously been subject to a masterplan exercise, and its future uses are currently under consideration. The Economic Needs Assessment grades the site as 'good'. Part of the site falls within the Newcastle Town Centre Conservation Area. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. The site promoter proposes 75 units.			
<b>Site Selection Comment:</b> A brownfield site located within the urban area of Newcastle Town Centre with access to a range of services and facilities. This includes open space, GP, post office, primary and secondary school, college, town centre (Newcastle), supermarket, and public transport (bus stop), all within 800m. The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (21/00908/DEM) - site status complete as of 31/03/2022. The site has previously been subject to a masterplan exercise. It is currently in the pre application stage. it is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed The Economic Needs Assessment grades the site as 'good'. Part of the site falls within the Newcastle Town Centre Conservation Area. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> Good		<b>Low Zero Carbon Opportunities:</b> Unsuitable area	
<b>Natural Environment</b>			

Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 33	Number of Listed Buildings within 500m: 51	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <800m	Town Centre: <400m
Convenience Store: <400m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TC71			
<b>Ward:</b> Town		<b>Site Address:</b> Midway Car Park	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Brownfield
<b>Land Owner:</b> NULBC	<b>Site Use:</b> Car Park		<b>Gross Site Area (Ha):</b> 0.326
<b>Density Applied:</b> 180	<b>Developable Area Applied:</b> 95%		<b>Developable Area (Ha):</b> 0.31
<b>Estimated Potential Capacity:</b> 100		<b>Site Gross Capacity:</b> 100	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 100		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Potentially suitable	
<b>Availability:</b> Likely to become available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> This site is currently in use as a car park. The site sits within Newcastle Town Centre boundary and is therefore close to a number of services and facilities. Site promoted for 106 apartments.			
<b>Site Selection Comment:</b> The site is currently in use as a car park. Access can be gained via the Midway. The site presents no physical or environmental constraints however the site is within 150m of Brampton Conservation area and there are heritage issues that need to be mitigated. Planning application 22/00300/FUL for student accommodation (194 units) and associated communal facilities refused July 2022 and appeal dismissed June 2023. The appeal decision concluded that "whilst no harm would result from the lack of parking provision, this would not outweigh the harm to the character and appearance of the area and the designated heritage assets". It is recognised that development within & close to Newcastle town centre by its nature may offer the scope for higher density development than currently assumed. It is considered that the site is available, viable and suitable for development. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No



Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character:	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 29	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No	Rural Site outside development boundary: No	
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details		
Site reference: TK10		
Ward: Talke & Butt Lane	Site Address: Land at Crown Bank, Talke	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 5.33
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 4.26
Estimated Potential Capacity: 170		Site Gross Capacity: 170
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 20
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No	
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the Kids Grove urban area. The site is promoted for housing development. Talke Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable access because it has public footpaths and street lighting. Audley Road does not. The site has access to some services and facilities. Development high risk areas on site.</p>		
<p><b>Site Selection Comment:</b></p> <p>The site is a greenfield site and also in the Green Belt. The site makes a strong contribution to Green Belt purposes. The site borders the Talke urban area. Talke Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable access because it has public footpaths and street lighting. Audley Road does not. The site has access to some services and facilities. The site is in a coal authority high risk area. There are commercial uses along Pit Lane. The site is grade 3 in terms of agricultural land classification. The site is subject to few physical or environmental constraints. The site location is adjacent to Talke. The site is viable and available for development. Taking account and balancing the range of factors considered in the site selection report, it is recommended that the site is included as an allocation in the Local Plan.</p> <p>Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.</p>		
Planning and Sustainability		

Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: No		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area / more constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban / Grade 3		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 6	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <800m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK17			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land off St Martins Road, Talke	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural		<b>Gross Site Area (Ha):</b> 1.24
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.05
<b>Estimated Potential Capacity:</b> 40		<b>Site Gross Capacity:</b> 40	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 40		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development and open space. The site has access to some services and facilities. Development high risk area on site.			
<b>Site Selection Comment:</b> The site is a greenfield site and also in the Green Belt. The site makes a weak contribution to Green Belt purposes. Site consists of grade 4 / 5 agricultural land. There is historic contamination due to the historic landfill site at Talke Road that may require further consideration and mitigation. There is a public footpath to the rear of 129 St Martins Road which provides a connection to the A34. The site has access to some services and facilities. The site is in a coal authority high risk area. The site has few environmental constraints. The site is close to a number of listed buildings. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording. The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable area / more constrained	

Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban / Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK18			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Jamage South, Land North of A500	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 32.51
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 26.01
<b>Estimated Potential Capacity:</b> 1040		<b>Site Gross Capacity:</b> 1040	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150		<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site that borders the Kidsgrove urban area and Jamage Industrial Estate. The site is promoted for housing, employment and retail. Ancient woodland, Local Nature Reserve and a Site of Biological Importance (all part of Parrot's Drumble) adjoins the majority of the western boundary. Public right of way, overhead power line, and development high risk areas on site. Adverse topography with a sloping gradient across the site. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> A greenfield site that makes a moderate contribution to Green Belt purposes. The site borders the Kidsgrove urban area and Jamage Industrial Estate. The surrounding character is a mix of commercial and employment uses. Ancient woodland, Local Nature Reserve and a Site of Biological Importance (all part of Parrot's Drumble) adjoins the majority of the western boundary. Public right of way, overhead power line, and development high risk areas on site. Adverse topography with a sloping gradient across the site. The site has access to some services and facilities. The site is of scale in the Green Belt with the impact on infrastructure and character and appearance of the local area.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> Yes	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: Yes	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK24			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land off Coppice Road (1), Talke	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agricultural		<b>Gross Site Area (Ha):</b> 1.38
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 1.17
<b>Estimated Potential Capacity:</b> 47		<b>Site Gross Capacity:</b> 47	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 47		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. The site promotor proposes access to the site via Coppice Road. Coppice Road has limited stretches of public footpaths and street lighting. The site has limited access to a range of services and facilities. Development high risk areas on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site consists of Grade 3 agricultural land. The site adjoins Kidsgrove along its northern boundary. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site promoter proposes access from Coppice Road however a section of Coppice Road to the west of the site has no footpaths or street lighting. The site slopes from the north. The site has a limited access to a range of services and facilities. There is a surface water flood risk on site that would require mitigation. There are mature trees present on the site.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> Yes	<b>Total TPOs onsite:</b> 1	<b>Heavily Wooded:</b> Yes	<b>Carbon Capture Site:</b> No



Agricultural Land Classification: Grade 3		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK25			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Land South of Audley Road and West of Pit Lane		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 22.79	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 18.23	
<b>Estimated Potential Capacity:</b> 729		<b>Site Gross Capacity:</b> 729	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 150	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Kidsgrove urban area, including Jamage Industrial Estate and Freeport Shopping Centre. Site is promoted for housing, employment and retail. A Site of Biological Importance, Local Nature Reserve and Ancient woodland (Parrot's Drumble) adjoins the south-western boundary. Suggested access is via Audley Road which is narrow, and has no footpaths or street lighting. Pit Lane could provide an alternative access. The site has poor access to a range of services and facilities. Overhead power line on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. The site makes a strong contribution to Green Belt purposes. The site borders the Kidsgrove urban area. A site of biological importance, local nature reserve and ancient woodland (Parrot's Drumble) adjoins the south western boundary. The suggested access is via Audley Road which is narrow and is without footpaths or street lighting. Pit Lane could provide an alternative access. There are overhead power lines on site. The site has poor access to a range of services and facilities. The site is grade 3 and 4 agricultural land. The site is a coal authority high risk area. The site is of scale in the Green Belt with the associated impacts on infrastructure, landscape and character and appearance. The site is detached from the urban area.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> More / less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> Yes	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3 and 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 6	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: TK27			
Ward: Talke & Butt Lane	Site Address: Land off Coppice Road (2), Talke		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural	Gross Site Area (Ha): 2.82	
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 2.26	
Estimated Potential Capacity: 90		Site Gross Capacity: 90	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 90	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<p><b>SHELAA Comment:</b></p> <p>A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. Access via Merelake Road is single laned, and has no public footpaths or street lighting. The proposed access to the site is via Coppice Road which has limited stretches of public footpaths and street lighting. The site has limited access to a range of services and facilities. Development high risk areas on site.</p>			
<p><b>Site Selection Comment:</b></p> <p>The site is a greenfield site. The site makes a moderate contribution to Green Belt purposes. The site consists of a mix of grade 1, 2 or 3 agricultural land. Access could be taken from Coppice Road or Merelake Road. There are no environmental or heritage assets within or immediately adjacent to the site. The site slopes gradually down from the north to the west. The site has predominately durable boundaries (for example Merelake Road to the south) with the countryside apart from the western boundary which would need to be strengthened to create a new durable Green Belt boundary. The site is close to a number of Listed Buildings and a Conservation Area. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base including the strategic transport assessment / Green Belt Assessment it is recommended that this site is included as an allocated site in the Local Plan.</p> <p>The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Plan Strategy Paper(s) and Site Selection Report. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There is a need to promote sustainable patterns of development across the Plan area. The site has been identified for development following the sequential approach set out in the NPPF, that is first consideration being given to land which has been previously developed and / or well-served by public transport.</p>			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: Yes	Assessed by ARUP: Yes

Playing Pitch Strategy: N/A			Open Space Strategy: N/A		
Economic Needs Assessment: N/A			Low Zero Carbon Opportunities: Unsuitable area / more constrained		
Natural Environment					
Local Nature Reserve: No		LNR within 150m: No		Special Protection Area: No	
SSSI: No		SSSI within 250m: No		RAMSAR Site: No	
Biodiversity Alert Site:		Site of Biological Importance:		Number of SBIs within 150m: 0	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site:		RIGS within 150m: No	
Tree Preservation Order: No		Total TPOs onsite: 0		Heavily Wooded:	
Agricultural Land Classification: Grade 3 / Urban		Landscape Character: South Kidsgrove Coalfield Farmlands		Carbon Capture Site: No	
Heritage					
Listed Building: No		Number of Listed Buildings within 250m: 3		Number of Listed Buildings within 500m: 5	
Scheduled Ancient Monument: No		Scheduled Ancient Monument within 150m: No		Conservation Area: No	
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No		Conservation Area within 150m: 1	
Physical Environment					
Surface Water Flood Risk: 1 in 30 years		Flood Zone 2:		Flood Zone 3:	
FZ2 (% within): 0		FZ3 (% within): 0		FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No			Air Quality Management Area: No		
Coal Authority High Risk Area: Yes		Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m			Adverse Topography: No		
Accessibility					
Constrained Access: Yes		Public Right of Way: No		Rural Site outside development boundary: Yes	
GP/ Health Centre: <1600m		Hospital: >1600m		Open Space: <400m	
Primary School: <800m		Secondary School: <1600m		College: >1600m	
Convenience Store: >1600m		Supermarket: >1600m		Bus Stop: <400m	
				Post Office: <1600m	
				Town Centre: >1600m	
				Train Station: >1600m	

<b>Site Details</b>			
<b>Site reference:</b> TK29			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Land at the end of Oak Tree Lane, Talke		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Unknown	<b>Site Use:</b> Green space	<b>Gross Site Area (Ha):</b> 0.65	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.55	
<b>Estimated Potential Capacity:</b> 21		<b>Site Gross Capacity:</b> 21	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is a greenfield site. It is in the Green Belt and is being promoted for roadside uses including an electric car charging station. The site is disconnected but in relatively close proximity to the Kidsgrove urban area. The Economic Needs Assessment grades the site as 'average'. Overhead power line and Development high risk areas on site. The site has access to some services and facilities. The site consists of grade 4 or 5 agricultural land. The topography of the site is mostly flat and there are no environmental or heritage assets within or immediately adjacent to the site.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is in the Green Belt and is being promoted for roadside uses including an electric car charging station. The site is disconnected but in relatively close proximity to the Kidsgrove urban area. The Economic Needs Assessment grades the site as 'average'. Overhead power line and Development high risk areas on site. The site has access to some services and facilities. The site consists of grade 4 or 5 agricultural land. The topography of the site is mostly flat and there are no environmental or heritage assets within or immediately adjacent to the site. As the site is in the Green Belt, it is not considered at this time that there is sufficient evidence for the exceptional circumstances required to take the site out of the Green Belt for a roadside use, including electric charging.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Weak	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK30			
<b>Ward:</b> Talke & Butt Lane		<b>Site Address:</b> Land off Talke Road and A500, Talke	
<b>Deliverable:</b> No		<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private / SCC		<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 66.37
<b>Density Applied:</b> 40		<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 51.98
<b>Estimated Potential Capacity:</b> 394		<b>Site Gross Capacity:</b> 394	
<b>Delivery Period (0-5 years):</b> 0		<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 150
<b>Call for Site:</b> No			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Suitable with policy change	
<b>Availability:</b> Available		<b>Achievable:</b> Yes	<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No		<b>Does the site have planning permission for employment?</b> No	
<b>SHELAA Comment:</b> A Green Belt site falling within Talke & Butt Lane ward with some overlap into Crackley & Red Street ward. The site is promoted for housing, employment, open space and renewable energy. Estimated potential capacity reflects the proposed number of units. Access is proposed off Talke Road and Dean's Lane. Talke Road has no public footpaths on the site side, and no street lighting. Dean's Lane has no footpaths or street lighting. The Economic Needs Assessment grades part of the site (northern part) as 'good', and highlights the site's excellent access to the strategic road network (A500). However, the assessment also acknowledges the site poses challenges in respect of land assembly, topography, highway access and public transport connectivity. The site has poor access to a range of services and facilities. Development high risk areas, Public Right of Way and Tree Preservation Order on site.			
<b>Site Selection Comment:</b> The site is a greenfield site. It is in the Green Belt and makes a moderate contribution to Green Belt purposes. The site has been considered through the Strategic Employment Sites Assessment (Aspinall Verdi, 2024) which has recommended that the site is not allocated in the Local Plan at this stage. This is a greenfield site. It is the Green Belt and makes a moderate contribution to Green Belt purposes. The site is adjacent to Bignall End Coal Yards Local Wildlife Site. The site consists of Grade 4 agricultural land with the western edge consisting of Grade 3 agricultural land. The site contains areas of potential contamination and mining history that would require mitigation / further assessment. The site is in close proximity to Grade II listed Wedgewood Monument. The site includes areas of potential contamination and historic mining activities. The site is available and is being promoted for a mixed use development. The site is of scale in the Green Belt with the infrastructure and associated landscape and amenity impacts.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> Good		<b>Low Zero Carbon Opportunities:</b> More constrained	
<b>Natural Environment</b>			



Local Nature Reserve: No	LNR within 150m: Yes	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 2	Ancient Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3 and 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK45			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Land North of Peacock Hay Road, Chatterley Valley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 6.65	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 4.12	
<b>Estimated Potential Capacity:</b> 165		<b>Site Gross Capacity:</b> 165	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 150	<b>Delivery Period (11-15 years):</b> 15	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> An Green Belt site in close proximity to the Newcastle urban area. The site is promoted for employment development. Part of the site is identified as a high quality / high value Park and Graden in the Open Space Strategy 2022. Developable area calculation excludes the formal open space. The Economic Needs Assessment grades the site as 'good'. Potential amenity impacts are possible from the West Coast Mainline which runs alongside the eastern boundary. Overhead power line, mineshafts and development high risk area on site. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is a greenfield site and also in the Green Belt. The site is located in a parcel of Green Belt which makes a strong contribution to Green Belt purposes. The site is promoted for employment development. Part of the site is identified as a high quality / high value Park and Garden in the Open Space Strategy 2022. Developable area calculation excludes the formal open space. The Economic Needs Assessment grades the site as 'good'. The site is a surface water flood risk. Potential amenity impacts are possible from the West Coast Mainline which runs alongside the eastern boundary. Overhead power line, mineshafts and development high risk area on site. The site has poor access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> Park and Garden	
<b>Economic Needs Assessment:</b> Good		<b>Low Zero Carbon Opportunities:</b> Unsuitable / more / less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

Site Details			
Site reference: TK46			
Ward: Talke & Butt Lane		Site Address: Jamage North, Reclamation Land, Talke	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: SCC	Site Use: Agriculture		Gross Site Area (Ha): 8.26
Density Applied: 40	Developable Area Applied: 80		Developable Area (Ha): 4.67
Estimated Potential Capacity: 187		Site Gross Capacity: 187	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150		Delivery Period (11-15 years): 37
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable with policy change		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> A Green Belt site disconnected from the Newcastle and Kildgrove urban area. The site is promoted for housing development. Ancient woodland (Parrot's Drumble) is confined within the north-western boundary. Part of the site is also heavily wooded. Developable area calculation takes this into account. A500 adjoins the southern boundary which could raise amenity concerns. Proposed access to the site is via Jamage Road which is a single laned track with no public footpaths or street lighting. Public right of way adjoins the western boundary. The site has access to some services and facilities. Development high risk areas on site.			
<b>Site Selection Comment:</b> The site is a greenfield site and also in the Green Belt. The site makes a strong contribution to Green Belt purposes. A Green Belt site disconnected from the Newcastle and Talke urban area. The site is promoted for housing development. Ancient woodland (Parrot's Drumble) is confined within the north-western boundary. Part of the site is also heavily wooded. Developable area calculation takes this into account. A500 adjoins the southern boundary which could raise amenity concerns. Proposed access to the site is via Jamage Road which is a single laned track with no public footpaths or street lighting. Public right of way adjoins the western boundary. The site has access to some services and facilities. Development high risk areas on site.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable area / more constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: Yes	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: No	Number of SBIs within 150m: 1	Ancient Woodland: Yes

Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK47			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Land North of Talke Roundabout / Peakcock Hey Road, Chatterley Valley		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 21.14	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 80%	<b>Developable Area (Ha):</b> 15.67	
<b>Estimated Potential Capacity:</b> 627		<b>Site Gross Capacity:</b> 627	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b>	<b>Delivery Period (11-15 years):</b>	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Suitable with policy change	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site bordering the Newcastle urban area. The site is promoted for employment development. A site of Biological Importance (Bathpool Park) is confined within the north-western boundary. Developable area calculation takes this into account. Ancient woodland and Site of Biological Importance also adjoins the northern boundary. Access via Peacock Hay Road has limited public footpaths and has no street lighting. The site has poor access to a range of services and facilities. Development high risk areas, overhead power line and public right of way on site.			
<b>Site Selection Comment:</b> The site is a greenfield site and also in the Green Belt. The site makes a moderate contribution overall to Green Belt purposes. The site is promoted for employment development. A site of Biological Importance (Bathpool Park) is confined within the north-western boundary. Developable area calculation takes this into account. Ancient woodland and Site of Biological Importance also adjoins the northern boundary. The site has poor access to a range of services and facilities. Development high risk areas, overhead power line and public right of way on site. In addition, there are three small areas of potentially contaminated land (medium contamination) dispersed across the site and consultation with the coal authority is likely due to historic mining activities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Moderate	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable area / more constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> Yes	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 2	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: South Kidsgrove Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> TK6			
<b>Ward:</b> Talke & Butt Lane	<b>Site Address:</b> Site at Coalpit Hill, Talke		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> SCC	<b>Site Use:</b> Former school playing field	<b>Gross Site Area (Ha):</b> 0.46	
<b>Density Applied:</b> 40	<b>Developable Area Applied:</b> 95%	<b>Developable Area (Ha):</b> 0.37	
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable		<b>Suitable for employment:</b> Suitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is located within the Kidsgrove urban area, and promoted for housing development. Development high risk areas on site. The site has limited access to a range of services and facilities.			
<b>Site Selection Comment:</b> Site formerly in educational use (as a playing field, last used in 2018) and is adjacent to a business centre. The site is bounded by trees and mature hedgerows. Access would be required to be taken from Coalpit Hill. The site is located in the urban area and promoted for housing development. The site is in close proximity to Listed Buildings. The site has limited access to a range of services and facilities but has access to a bus stop within 800m. The site is in a coal authority high risk area and a mineral safeguarded area is partially on site. There is a risk of surface water flooding on site which would require mitigation. The site is within an existing residential setting. Taking into account and balancing the range of factors considered in the SSM and summarised above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that this site is included as an allocated site in the Local Plan subject to appropriate policy wording.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> Lapsed		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Unsuitable area	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> No	



Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: <1600m

<b>Site Details</b>			
<b>Site reference:</b> HD10			
<b>Ward:</b> Holditch & Chesterton		<b>Site Address:</b> Land South of Apedale Road, Holditch	
<b>Deliverable:</b> No	<b>Developable:</b> No		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Open space		<b>Gross Site Area (Ha):</b> 13.2
<b>Density Applied:</b> 50	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 3.57
<b>Estimated Potential Capacity:</b> 179		<b>Site Gross Capacity:</b> 179	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 0		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Unsuitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> A Green Belt site that borders the Newcastle urban area. The site is promoted for employment, community / sport facilities and open space. The site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'average'. The majority of the site is also a Biodiversity Alert Site (Apedale Disused Tip). Part of the site is effected by flood zones 2 and 3. Developable area calculation reduced to take into the heavily wooded and flood zone areas. Access via Apedale Road has no footpaths or street lighting. Development high risk areas on site. The site has access to some services and facilities.			
<b>Site Selection Comment:</b> The site is in the Green Belt and makes a strong contribution overall to Green Belt purposes. The site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. The Economic Needs Assessment grades the site as 'average'. The majority of the site is also a Biodiversity Alert Site (Apedale Disused Tip). Part of the site is effected by flood zones 2 and 3. The site has some access to services and facilities. There are potential surface water flooding impacts on site. The site is in a coal development risk area and mineral safeguarding area. Access via Apedale Road has no footpaths or street lighting.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> Natural and Semi-Natural Greenspace	
<b>Economic Needs Assessment:</b> Average		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> Yes	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 1	<b>Regionally Important Geological Site:</b> No	<b>RIGS within 150m:</b> Yes	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Apedale Coalfields Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 11.23	FZ3 (% within): 8.7574219600000003		FZ3b (% within): 7.5599999999999996
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
Site reference: WS9			
Ward: Wolstanton	Site Address: Land off Canary Grove / Lamphouse Way, Wolstanton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Green space	Gross Site Area (Ha): 1.45	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 43		Site Gross Capacity: 43	
Delivery Period (0-5 years): 43	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: Yes			
<b>Summary Comments</b>			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site is located within the Newcastle urban area, and promoted for housing development. The site has planning approval for 43 dwellings (22/00796/FUL) . Examples of conditions being discharged. Estimated potential capacity reflects the planning approval. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. Part of the site was formerly a National Coal Board tip. Public right of way adjoins the northern, and part of the western boundary.			
<b>Site Selection Comment:</b> The site was granted planning permission following the 31 March 2023 and is therefore considered to be a commitment.			
<b>Planning and Sustainability</b>			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy: N/A	
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable area	
<b>Natural Environment</b>			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
<b>Heritage</b>			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No	Rural Site outside development boundary: No	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: >400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <800m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW6			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land adjacent to Moss Farm, Baldwin's Gate	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Open space / agriculture		<b>Gross Site Area (Ha):</b> 3.15
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 2.68
<b>Estimated Potential Capacity:</b> 54		<b>Site Gross Capacity:</b> 54	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 54		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Baldwin's Gate settlement, and promoted for housing and retail development. The site has previously been subject to two applications: 99 dwellings (Ref. 16/01101/FUL) where the appeal was withdrawn, and 97 dwellings (Ref. 17/01024/FUL) which was refused. Evidence indicated that the site cannot be developed without an adverse impact to the Site of Biological Importance (Chorlton Moss) which adjoins and overlaps the southern boundary. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. Suitability assessment reflects this. The site has access to a range of services and facilities. Public right of way adjoins the northern boundary.			
<b>Site Selection Comment:</b> This greenfield site borders the development boundary of Baldwin's Gate settlement, and is promoted for housing and retail development. The site has previously been subject to two applications: 99 dwellings (Ref. 16/01101/FUL) where the appeal was withdrawn, and 97 dwellings (Ref. 17/01024/FUL) which was refused. Evidence indicated that the site cannot be developed without an adverse impact on the Site of Biological Importance (Chorlton Moss) which adjoins and overlaps the southern boundary. The site has access to a limited range of services and facilities. Public right of way adjoins the northern boundary and a number of mature trees and an agricultural building are on site. Surface water flood risk, 1:100 & 1:1000 covering part (>10%) of the site. Owing to the area of countryside that extends beyond the south & east of the site, landscape sensitivity is an issue. Access limited to Fairgreen Road which is not considered sufficient for development size.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> No	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b>	<b>Special Area of Conservation:</b>
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b>	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Chapel Chorlton Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW7			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land off Whitmore Road	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 16.06
<b>Density Applied:</b>	<b>Developable Area Applied:</b> 20		<b>Developable Area (Ha):</b> 8.8
<b>Estimated Potential Capacity:</b> 176		<b>Site Gross Capacity:</b> 176	
<b>Delivery Period (0-5 years):</b>	<b>Delivery Period (6-10 years):</b> 176		<b>Delivery Period (11-15 years):</b>
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Suitable with policy change		<b>Suitable for employment:</b>	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> No
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> Call for sites proposes 140 market housing, 3 high value housing, up to 36 affordable housing, and approximately 2.43 Ha of public open space with extension to the woodland areas. A number of trees and hedgerows are present on site and a listed building is within close proximity of the southern boundary. Limited access to services and facilities. Area, capacity and delivery period based off of information submitted in call for sites.			
<b>Site Selection Comment:</b> This Green Belt site (assessed as making a strong contribution) is promoted for housing development with some open space and an extension to the woodland areas. A number of trees and hedgerows are present on site and a listed building (Grade II) is within close proximity of the southern boundary. Limited access to services and facilities. Topography may present issues as the land is undulating with a series of hills, with landscape aspects also recognised. The site is surrounded by farmland with a number of small farms along Shutlanehead to the west which is extremely narrow and may not be suitable as an access point.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> Yes	<b>Green Belt Assessment:</b> Strong	<b>GB Parcel Assessment:</b> Yes	<b>Assessed by ARUP:</b> Yes
<b>Playing Pitch Strategy:</b> N/A		<b>Open Space Strategy:</b> N/A	
<b>Economic Needs Assessment:</b> N/A		<b>Low Zero Carbon Opportunities:</b> Potential (Less constrained)	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	
<b>Tree Preservation Order:</b> No	<b>Total TPOs onsite:</b> 0	<b>Heavily Wooded:</b>	<b>Carbon Capture Site:</b> No



<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Whitmore Ancient Redland Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b> No	<b>Number of Listed Buildings within 250m:</b> 2	<b>Number of Listed Buildings within 500m:</b> 4	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b> No	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 1/30	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Brick Clay		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> No	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> Yes
<b>GP/ Health Centre:</b> >1600m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <800m	<b>Post Office:</b> >1600m
<b>Primary School:</b> >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b>
<b>Convenience Store:</b> >1600m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <800m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW9			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land Adjacent to Slaters Stone Road Hill Chorlton	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Vacant field		<b>Gross Site Area (Ha):</b> 0.6
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%		<b>Developable Area (Ha):</b> 0.51
<b>Estimated Potential Capacity:</b> 10		<b>Site Gross Capacity:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 10		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT) on site. Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Suitability assessment reflects this. The A51 has no public footpaths on the site side. Employment / commercial related development would result in two properties being wedged between different land uses. As a result the site is unsuitable for employment development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement. Refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT) on site. Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and development likely to result in increasing car travel. Topography & landscape sensitivity issues. The A51 has no public footpaths on the site side. The site has poor access to a range of services and facilities. Remote from the main built area of Baldwins Gate Rural Centre.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No

Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Maer Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 0	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW42			
<b>Ward:</b> Maer & Whitmore	<b>Site Address:</b> Land West of Manor Road, west of Baldwin's Gate		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Residential / agriculture	<b>Gross Site Area (Ha):</b> 0.93	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.79	
<b>Estimated Potential Capacity:</b> 16		<b>Site Gross Capacity:</b> 16	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 16	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is isolated and disconnected from the development boundary of Baldwin's Gate settlement. The site is promoted for housing development - noting indicative 4-5 dwelling yield figure. Access via Holly Bush Lane has no public footpaths or street lighting. The site is wedged between what appears to be two isolated executive properties. This makes the site unsuitable for employment development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> This greenfield site is disconnected from the development boundary of Baldwin's Gate. Access via Manor Road which has no public footpaths or street lighting. Owing to the area of countryside that extends beyond the site, landscape sensitivity is an issue, as is the agricultural land classification of the site itself. The shape of the site (& also when considered against the existing neighbouring properties curtilages) may preclude a suitable design solution across its full extent. The site has poor access to a range of services and facilities. Remote from the main built area of Baldwin's Gate Rural Centre.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b>	<b>Site of Biological Importance:</b> No	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b>
<b>Number of Ancient Woodlands within 150m:</b> 0	<b>Regionally Important Geological Site:</b>	<b>RIGS within 150m:</b> No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Maer Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW48			
<b>Ward:</b> Maer & Whitmore	<b>Site Address:</b> Land at Chorlton Moss, Baldwin's Gate		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 3.31	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 2	
<b>Estimated Potential Capacity:</b> 40		<b>Site Gross Capacity:</b> 40	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 40	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site borders the development boundary of Baldwin's Gate settlement, and promoted for housing development. Access via Moss Lane is constrained due to it being single laned with no public footpaths or street lighting. Access would require improvement. Estimated potential capacity excludes the heavily wooded area of the site. The surrounding road network does not lend itself to large scale development, particularly employment. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities. Public right of way adjoins part of the eastern boundary.			
<b>Site Selection Comment:</b> The site borders the development boundary of Baldwin's Gate settlement. Appropriate access improvements & mitigation would be required. Access via Chorlton Moss would be constrained due to it being a single lane with no public footpaths or street lighting which may restrict the scope of development. Additionally, the surrounding road network does not lend itself to large scale development. The estimated potential capacity excludes the heavily wooded area of the site, which may harbour biodiversity, flora & fauna. Owing to the area of countryside that extends beyond the south of the site, landscape sensitivity is an issue. Public right of way adjoins the eastern boundary. The site has access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b> No		<b>Open Space Strategy:</b> No	
<b>Economic Needs Assessment:</b> No		<b>Low Zero Carbon Opportunities:</b> Unsuitable	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 1	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Chapel Chorlton Sandstone Hills & Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW78			
Ward: Maer & Whitmore	Site Address: Land at The Elms, Sandy Lane, Baldwin's Gate		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 0.99	
Density Applied: 20	Developable Area Applied: 85%	Developable Area (Ha): 0.84	
Estimated Potential Capacity: 17		Site Gross Capacity: 17	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 17	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
<b>SHELAA Comment:</b> The site is located outside the development boundary of Baldwin's Gate settlement, and promoted for housing development and open space. Access via Sandy Lane has no public footpaths or street lighting, and does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities.			
<b>Site Selection Comment:</b> This site is promoted for housing and open space. Appropriate access improvements & mitigation, addressing issues including Sandy Lane having no public footpaths or street lighting, may be required. and could not accommodate large scale development . The site is located outside, but in close proximity to, the development boundary of Baldwin's Gate. The site has access to a range of services and facilities and its topography is flat. Owing to the area of countryside that extends beyond the site, landscape sensitivity is an issue, as potentially is the agricultural land classification of the site itself.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: No		Open Space Strategy:	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No



<b>Agricultural Land Classification:</b> Grade 3		<b>Landscape Character:</b> Chapel Chorlton Sandstone Hills & Farmlands	
<b>Heritage</b>			
<b>Listed Building:</b>	<b>Number of Listed Buildings within 250m:</b> 0	<b>Number of Listed Buildings within 500m:</b> 0	<b>Local Listing:</b> No
<b>Scheduled Ancient Monument:</b> No	<b>Scheduled Ancient Monument within 150m:</b> No	<b>Conservation Area:</b>	<b>Conservation Area within 150m:</b> 0
<b>Registered Park and Gardens:</b> No		<b>Registered Park and Gardens within 150m:</b> No	
<b>Physical Environment</b>			
<b>Surface Water Flood Risk:</b> 0	<b>Flood Zone 2:</b>		<b>Flood Zone 3:</b>
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0
<b>Surrounding uses raise amenity concerns?</b> No		<b>Air Quality Management Area:</b> No	
<b>Coal Authority High Risk Area:</b> No	<b>Coal development High Risk Area (% within):</b> No		<b>Coal development Low Risk Area (% within):</b> Yes
<b>Mineral Safeguard Area:</b> Within 250m		<b>Adverse Topography:</b> No	
<b>Accessibility</b>			
<b>Constrained Access:</b> Yes	<b>Public Right of Way:</b> No		<b>Rural Site outside development boundary:</b> No
<b>GP/ Health Centre:</b> <800m	<b>Hospital:</b> >1600m	<b>Open Space:</b> <400m	<b>Post Office:</b> <800m
<b>Primary School:</b> <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
<b>Convenience Store:</b> <400m	<b>Supermarket:</b> >1600m	<b>Bus Stop:</b> <400m	<b>Train Station:</b> >1600m

<b>Site Details</b>			
<b>Site reference:</b> LW83			
<b>Ward:</b> Maer & Whitmore	<b>Site Address:</b> Land adjacent Acreswood, Manor Road, Baldwin's Gate		
<b>Deliverable:</b> No	<b>Developable:</b> Yes	<b>Greenfield/Brownfield:</b> Greenfield	
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture	<b>Gross Site Area (Ha):</b> 0.66	
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 85%	<b>Developable Area (Ha):</b> 0.56	
<b>Estimated Potential Capacity:</b> 11		<b>Site Gross Capacity:</b> 11	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 11	<b>Delivery Period (11-15 years):</b> 0	
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes	<b>Viable:</b> Yes	
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is isolated and disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. The site is located at Madeley Park which appears to be made up of some executive housing. Access via Manor Road has no public footpaths or street lighting. The surrounding road network does not lend itself to large scale development. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> This greenfield site is isolated and disconnected from the development boundary of Baldwin's Gate settlement. The site is located at Madeley Park which is made up of a number of existing residences. The site is contained as it is surrounded by a number of mature trees & neighbouring properties, as well as being gently sloping towards Whitehouse Wood. Surface water flood risk, 1:100 & 1:1000 covering part (>10%) of the site. Access via Manor Road has no public footpaths or street lighting. It has poor access to a range of services and facilities. Remote from the main built area of Baldwin's Gate Rural Centre (and Madeley & Madeley Heath Joint Rural Centre).			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b> N/A	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			
<b>Local Nature Reserve:</b> No	<b>LNR within 150m:</b> No	<b>Special Protection Area:</b> No	<b>Special Area of Conservation:</b> No
<b>SSSI:</b> No	<b>SSSI within 250m:</b> No	<b>RAMSAR Site:</b> No	<b>RAMSAR Site within 250m:</b> No
<b>Biodiversity Alert Site:</b> No	<b>Site of Biological Importance:</b>	<b>Number of SBIs within 150m:</b> 0	<b>Ancient Woodland:</b> No

Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

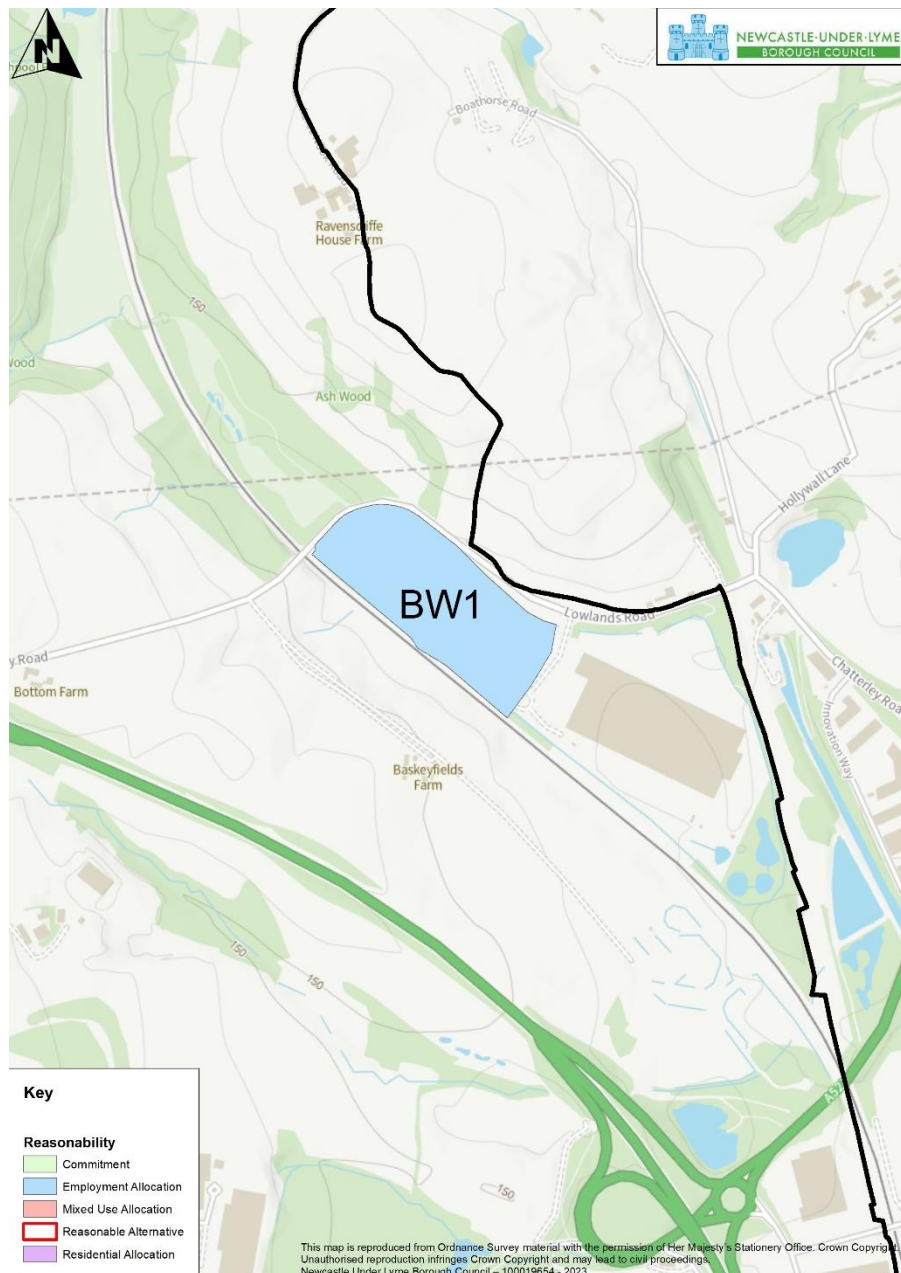
<b>Site Details</b>			
<b>Site reference:</b> LW84			
<b>Ward:</b> Maer & Whitmore		<b>Site Address:</b> Land North of Stone Road (A51), Baldwin's Gate	
<b>Deliverable:</b> No	<b>Developable:</b> Yes		<b>Greenfield/Brownfield:</b> Greenfield
<b>Land Owner:</b> Private	<b>Site Use:</b> Agriculture		<b>Gross Site Area (Ha):</b> 2.33
<b>Density Applied:</b> 20	<b>Developable Area Applied:</b> 80%		<b>Developable Area (Ha):</b> 1.86
<b>Estimated Potential Capacity:</b> 37		<b>Site Gross Capacity:</b> 37	
<b>Delivery Period (0-5 years):</b> 0	<b>Delivery Period (6-10 years):</b> 37		<b>Delivery Period (11-15 years):</b> 0
<b>Call for Site:</b> Yes			
<b>Summary Comments</b>			
<b>Suitable for housing:</b> Potentially suitable		<b>Suitable for employment:</b> Unsuitable	
<b>Availability:</b> Available	<b>Achievable:</b> Yes		<b>Viable:</b> Yes
<b>Does the site have planning permission for housing?</b> No	<b>Does the site have planning permission for employment?</b> No		
<b>SHELAA Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Neighbouring SHELAA site reference LW9 has a refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT). Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Suitability assessment reflects this. Access via Sandy Lane or Woodside has no public footpaths or street lighting. The A51 does, however, have street lighting and a public footpath on the site side. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
<b>Site Selection Comment:</b> The site is disconnected from the development boundary of Baldwin's Gate settlement, and promoted for housing development. Neighbouring SHELAA site reference LW9 has a refused planning permission for up to 8 dwellings (Ref. 14/00875/OUT). Dismissed at appeal (Ref. APP/P3420/W/15/3022963) due to the site being in an unsustainable location, foreseeable adverse effects on the character and appearance of the surrounding area, and likely to result in increasing car travel. Sloping topography in the north west of the site. A agricultural building is present in the south west corner of the site. Hedgerows along site boundaries which would likely need partial removal to present access (via A51). Access via Sandy Lane or Woodside also has no public footpaths or street lighting. The A51 does have street lighting and a public footpath on the site side. Owing to the area of countryside that extends beyond the site, landscape sensitivity is an issue. The site has poor access to a range of services and facilities.			
<b>Planning and Sustainability</b>			
<b>Green Belt:</b> No	<b>Green Belt Assessment:</b>	<b>GB Parcel Assessment:</b> N/A	<b>Assessed by ARUP:</b> N/A
<b>Playing Pitch Strategy:</b>		<b>Open Space Strategy:</b>	
<b>Economic Needs Assessment:</b>		<b>Low Zero Carbon Opportunities:</b> Less constrained	
<b>Natural Environment</b>			

Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Maer Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 0	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

## 17. Appendix 3: Maps

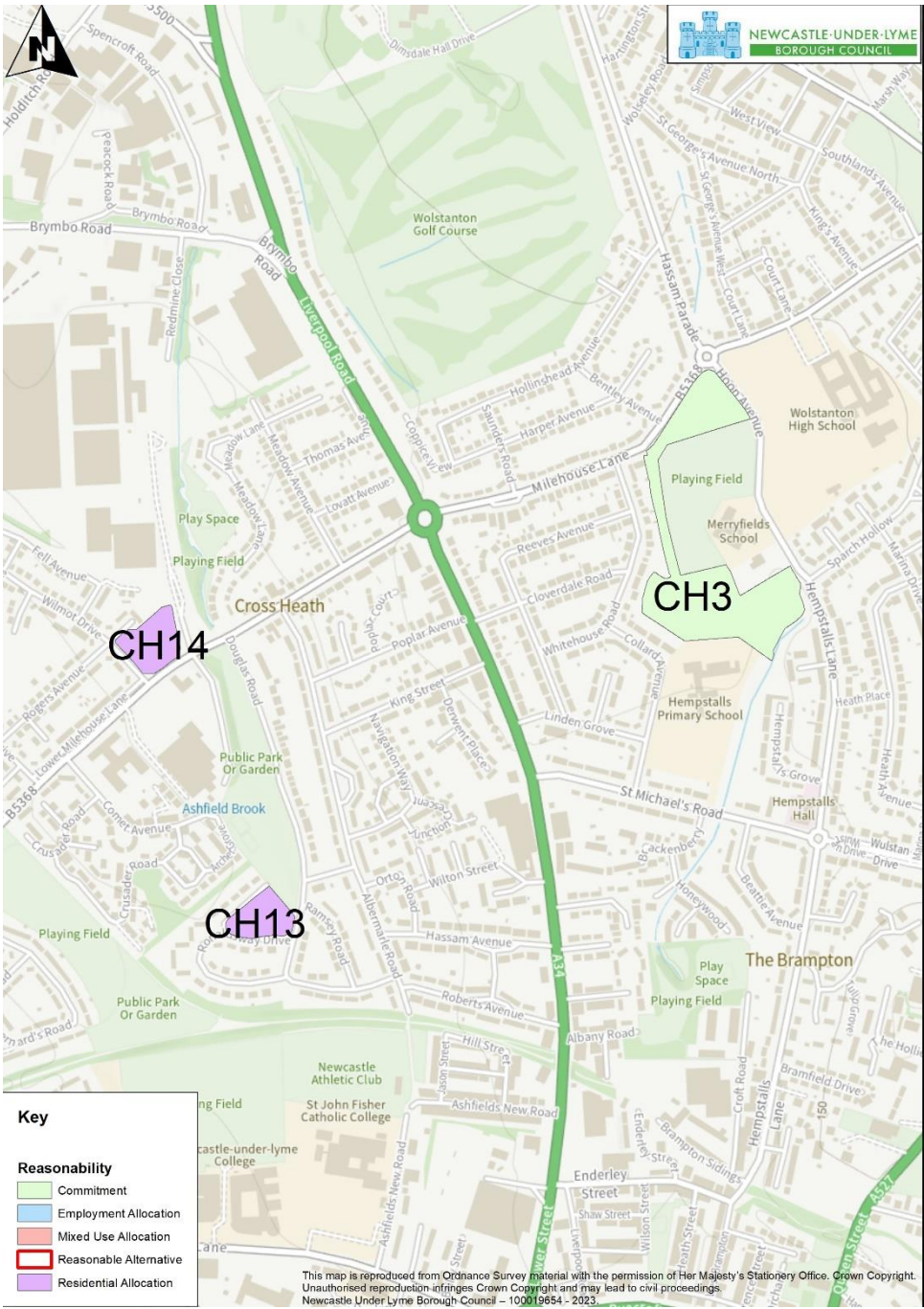
## Newcastle-under-Lyme (Strategic Centre)

### Bradwell



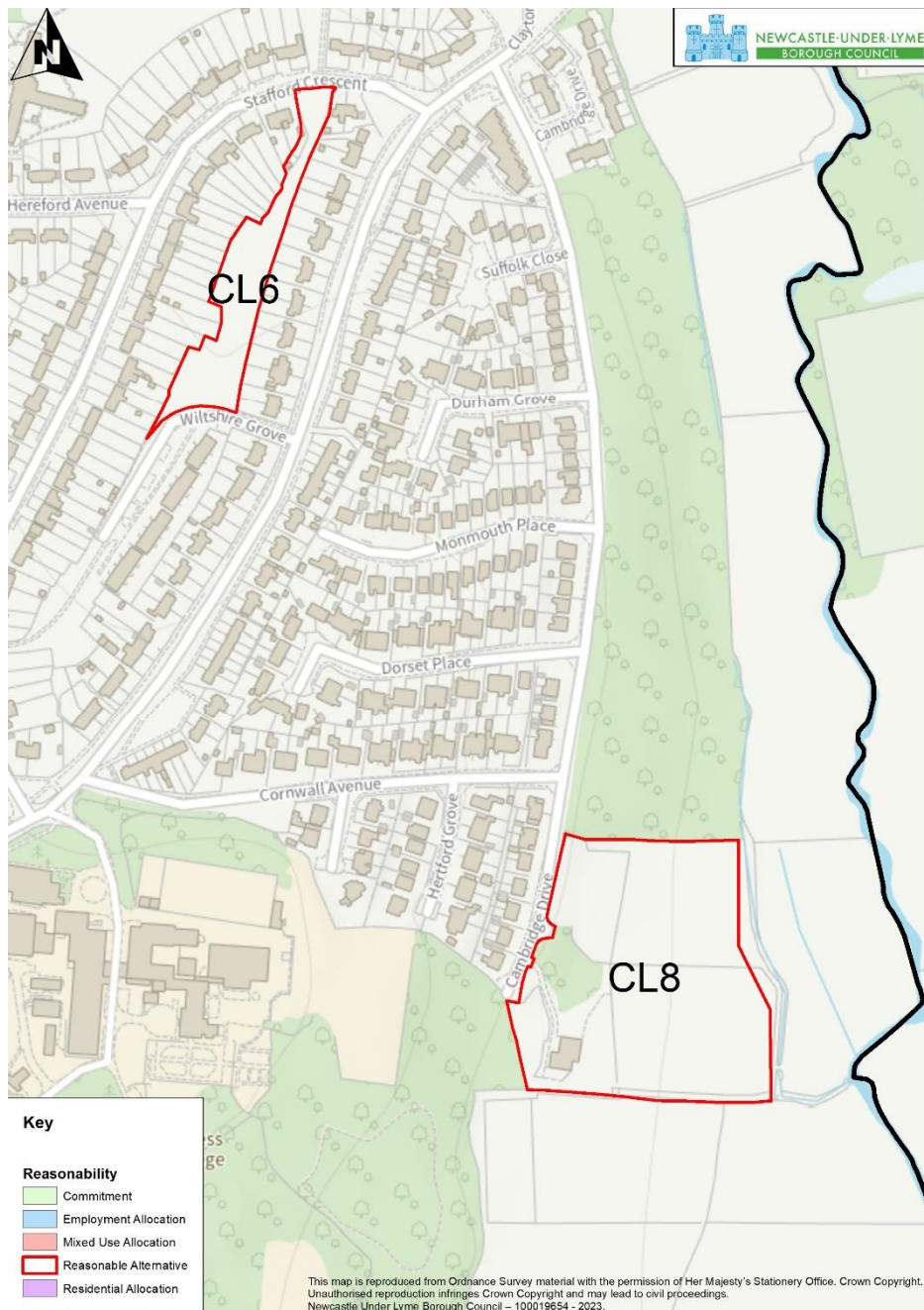


Cross Heath

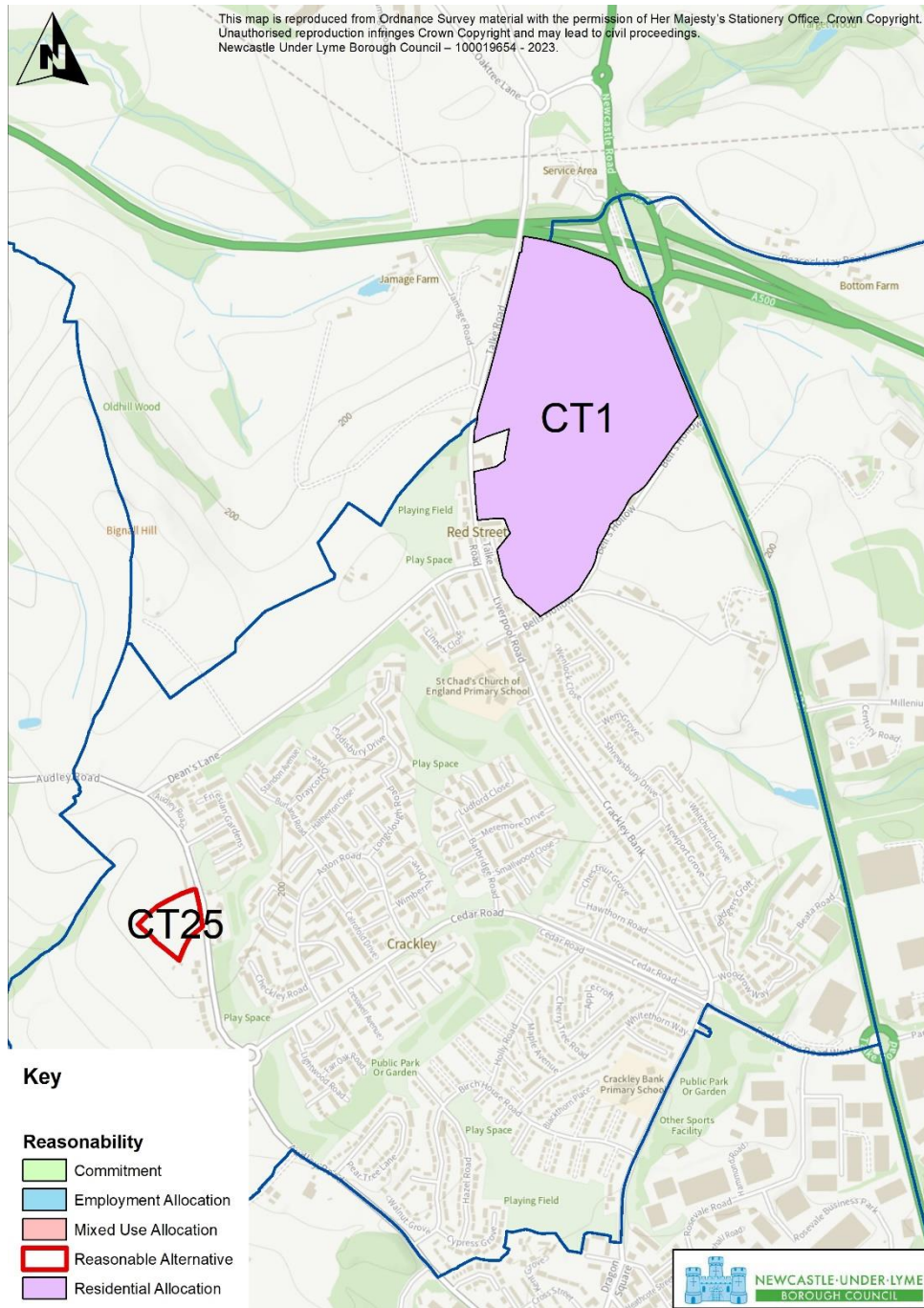




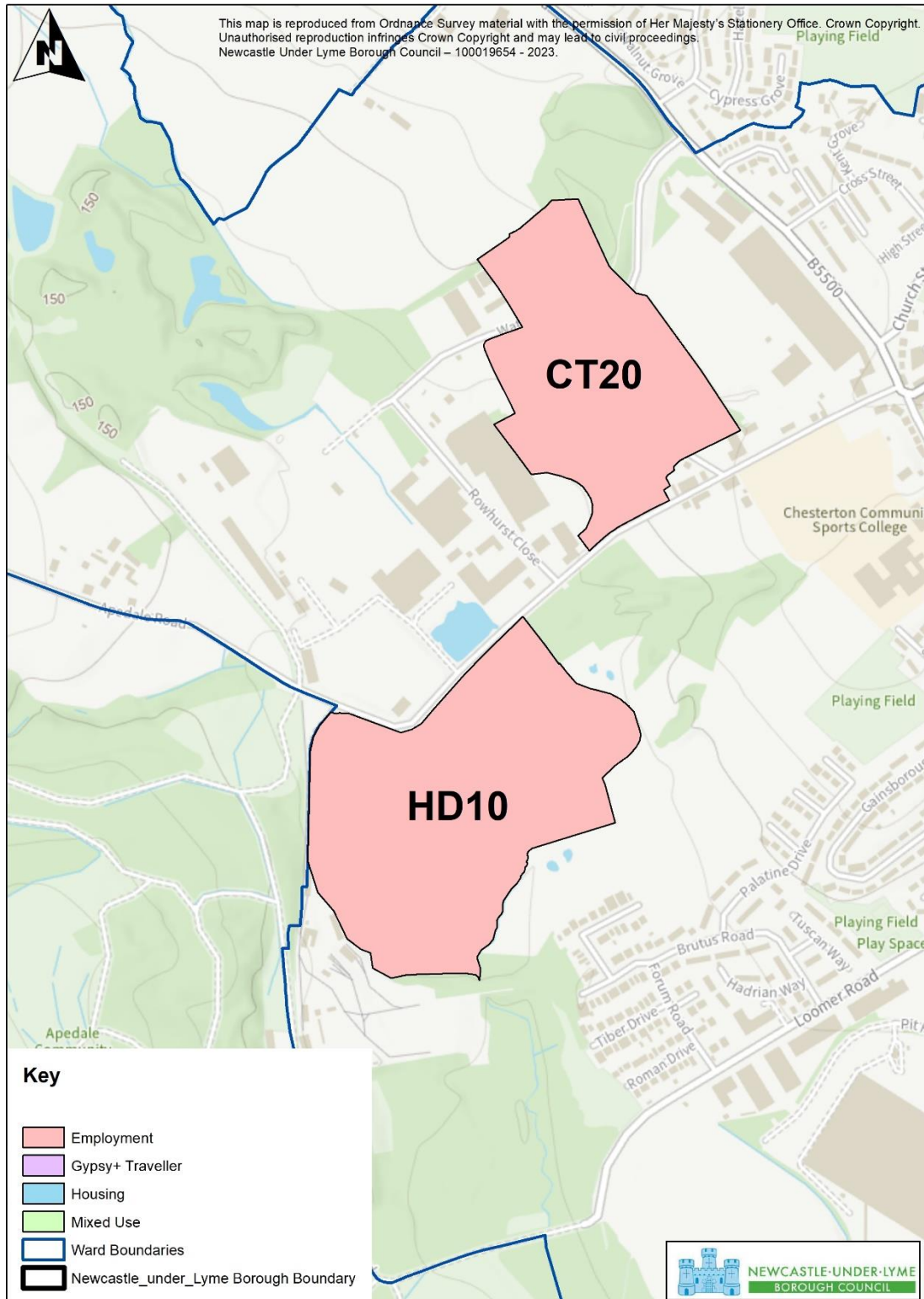
# Clayton



# Crackley & Red Street

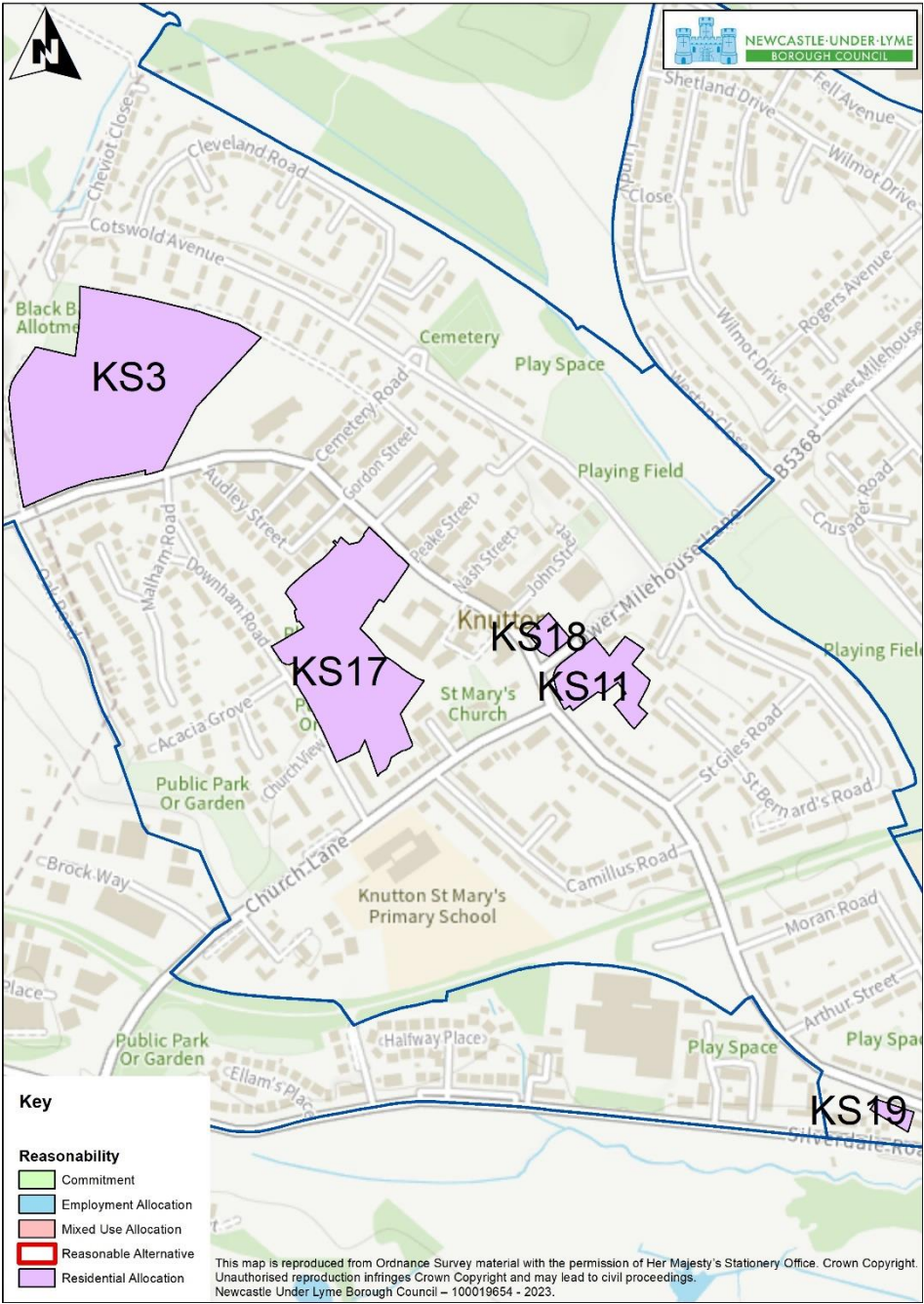


## Holditch & Chesterton

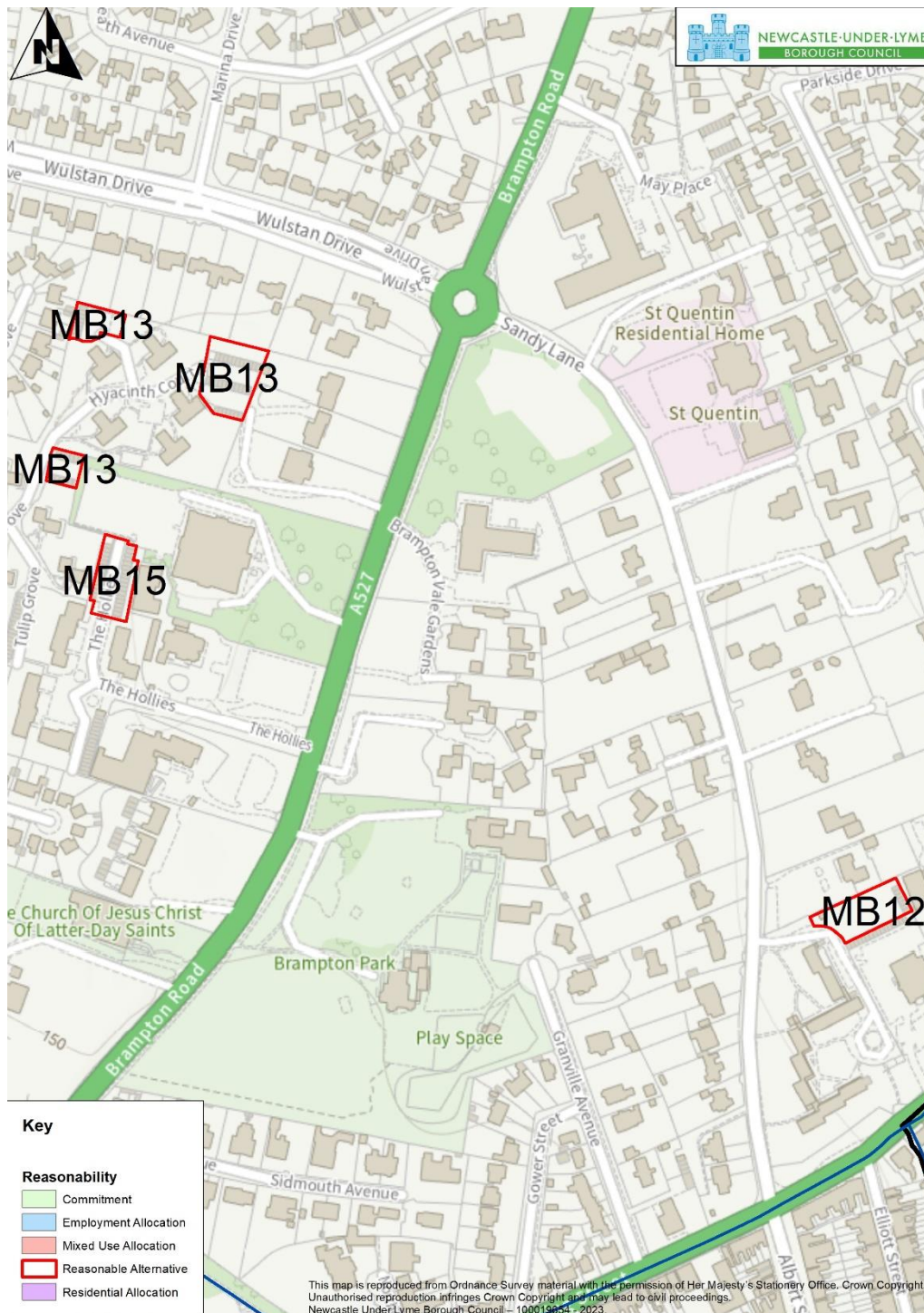




Knutton

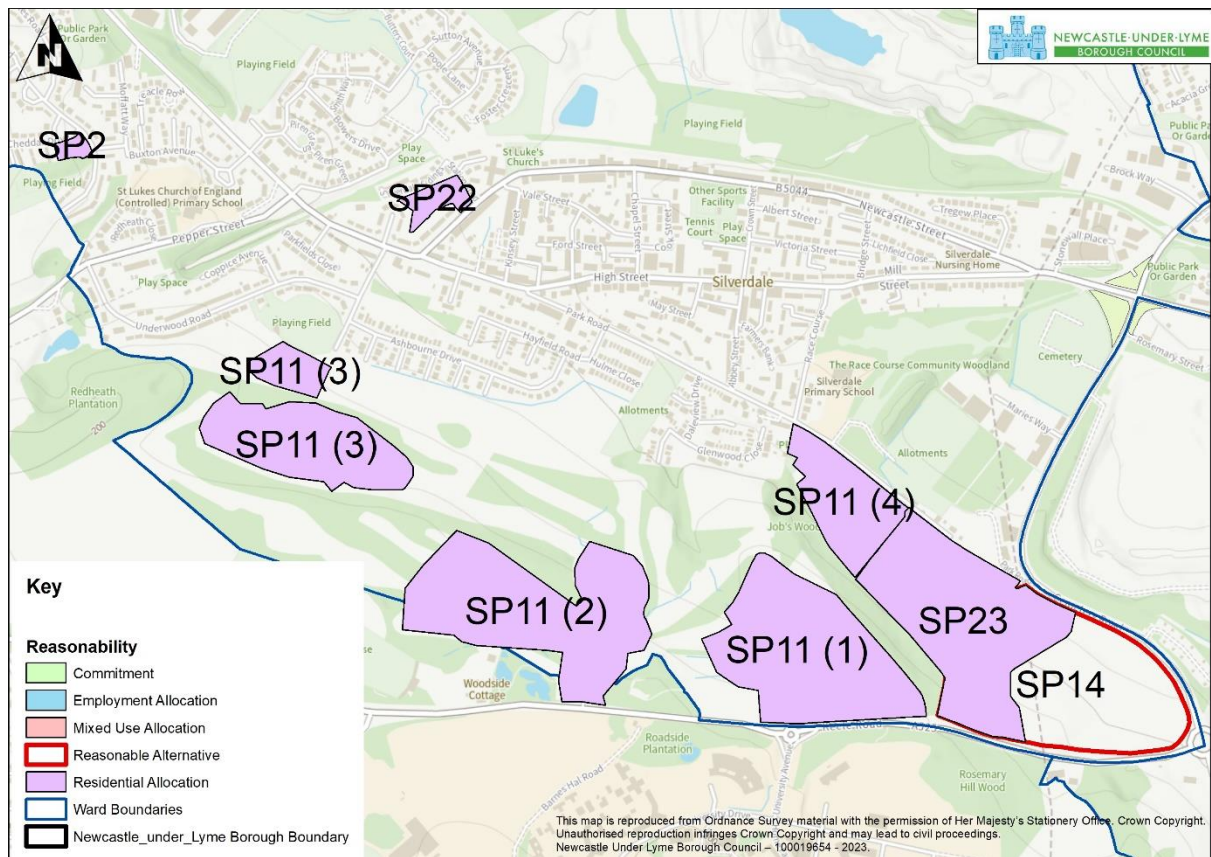


# Maybank

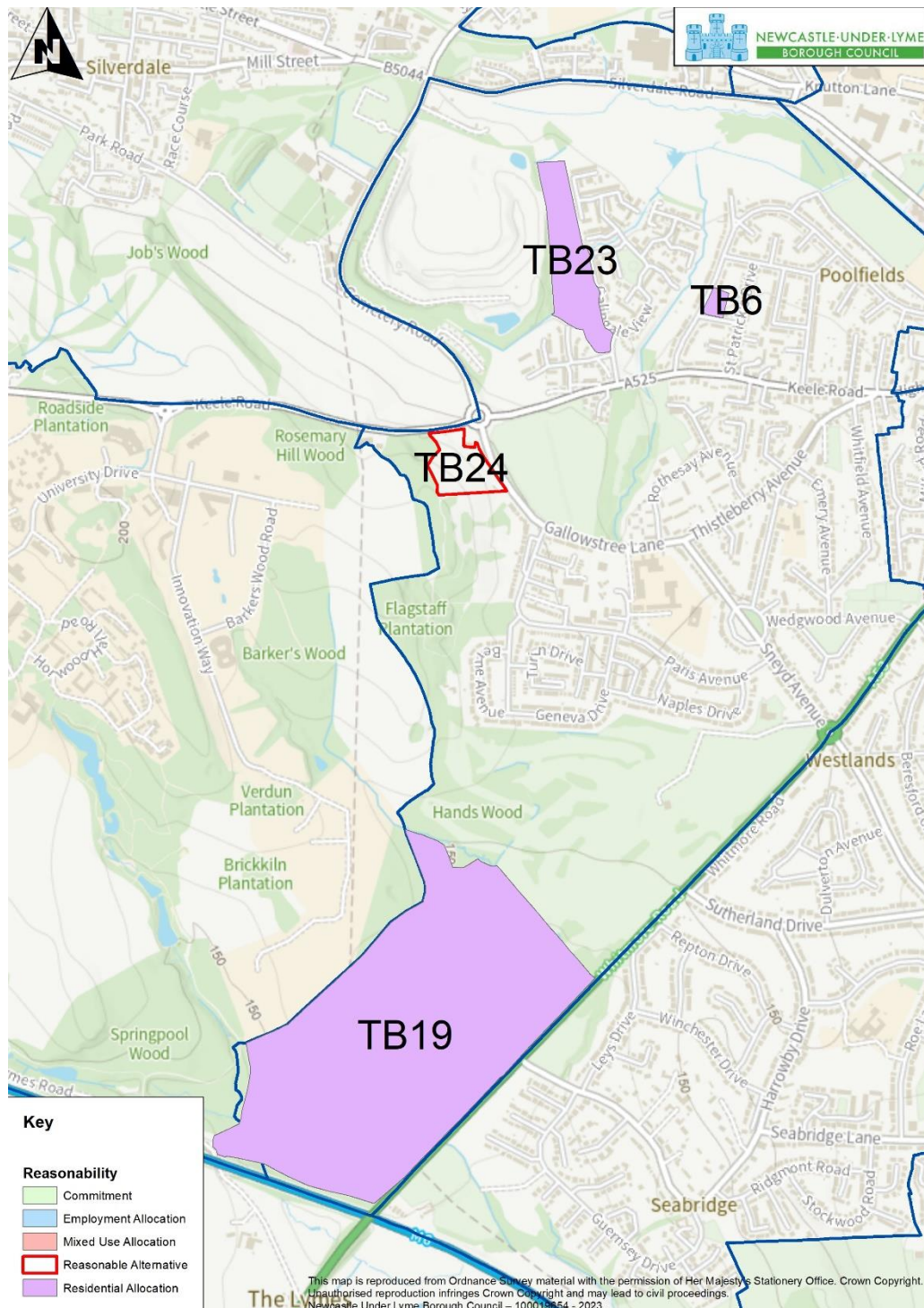




## Silverdale

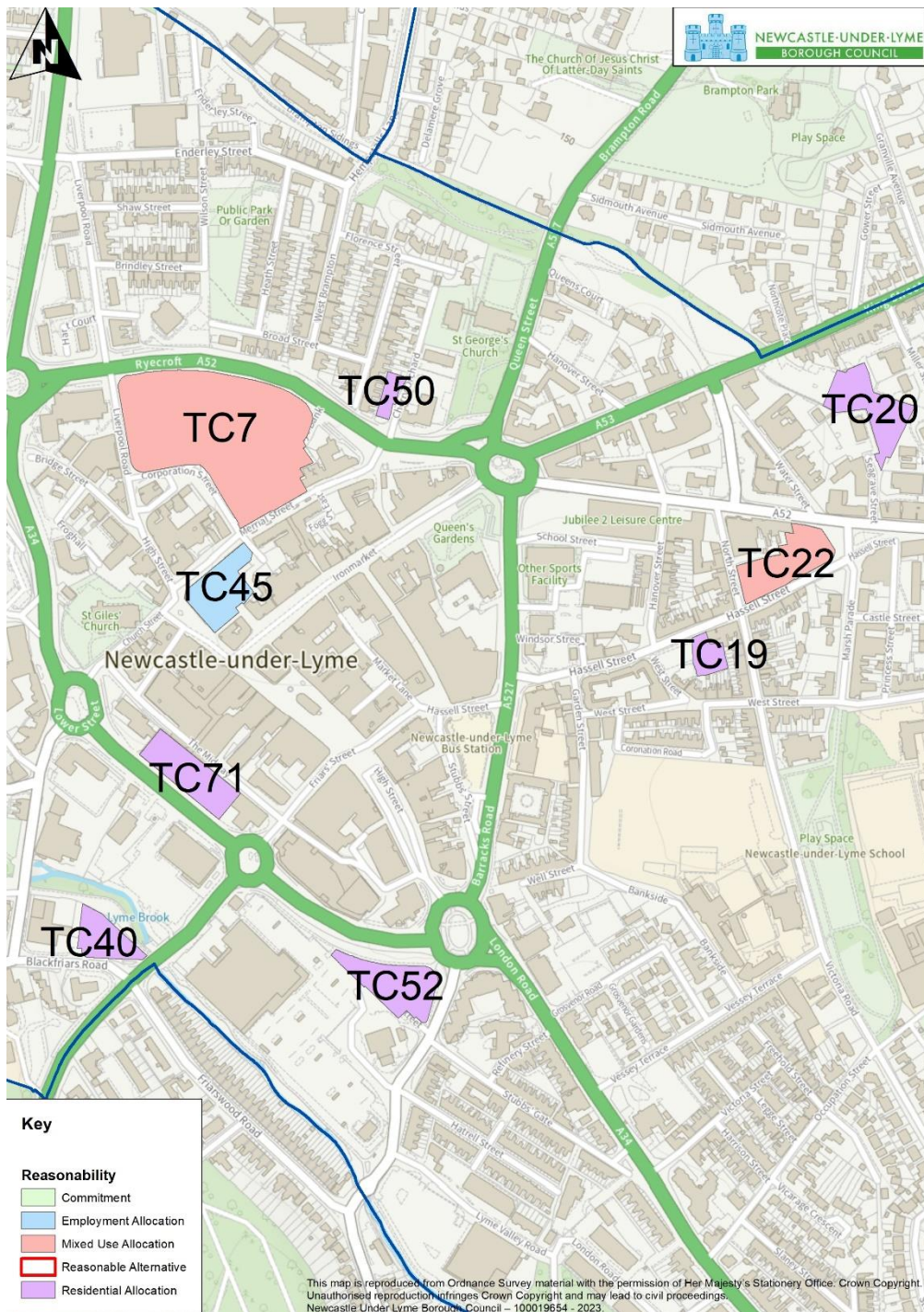


# Thistleberry





# Town



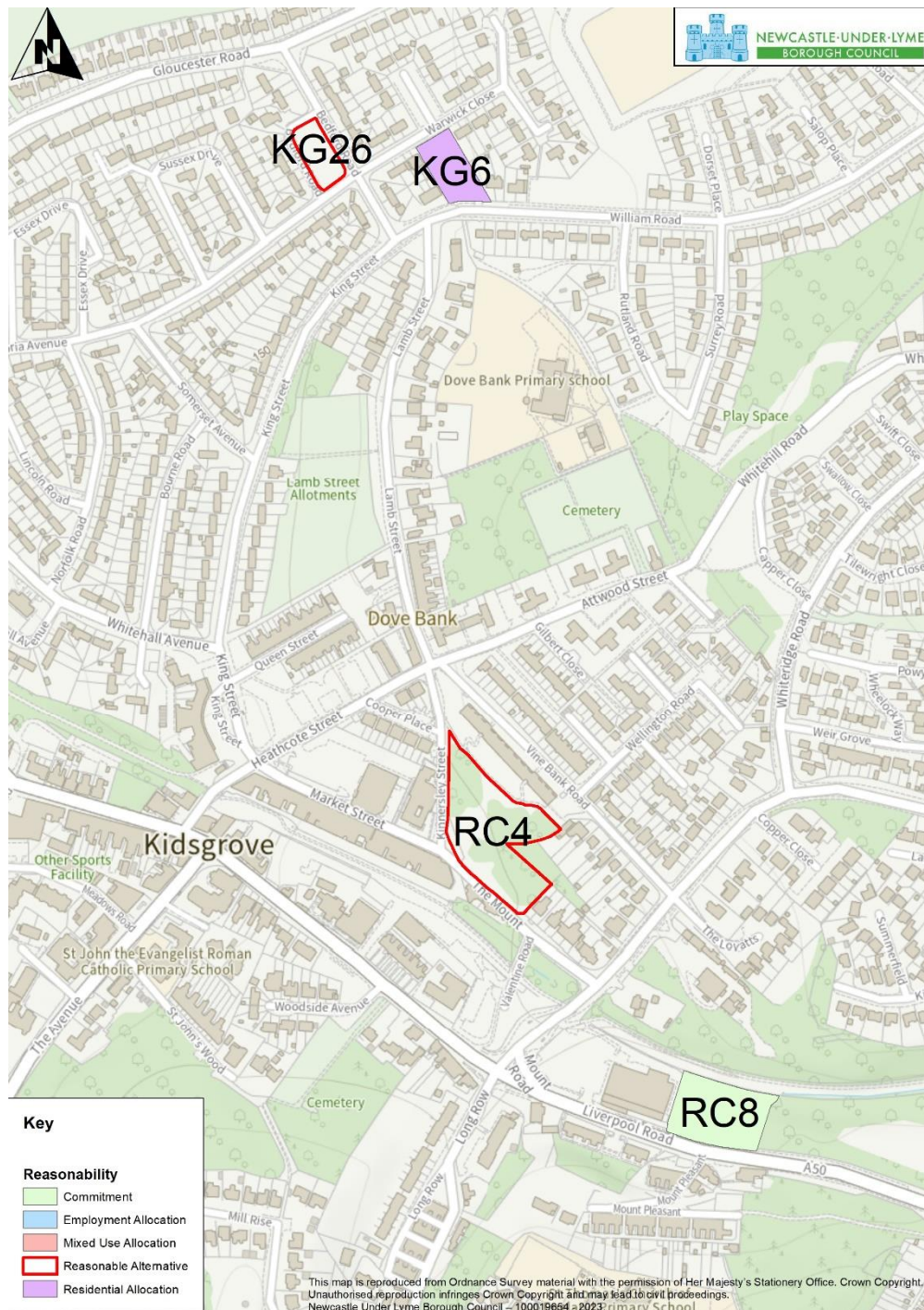


Westbury Park and Northwood



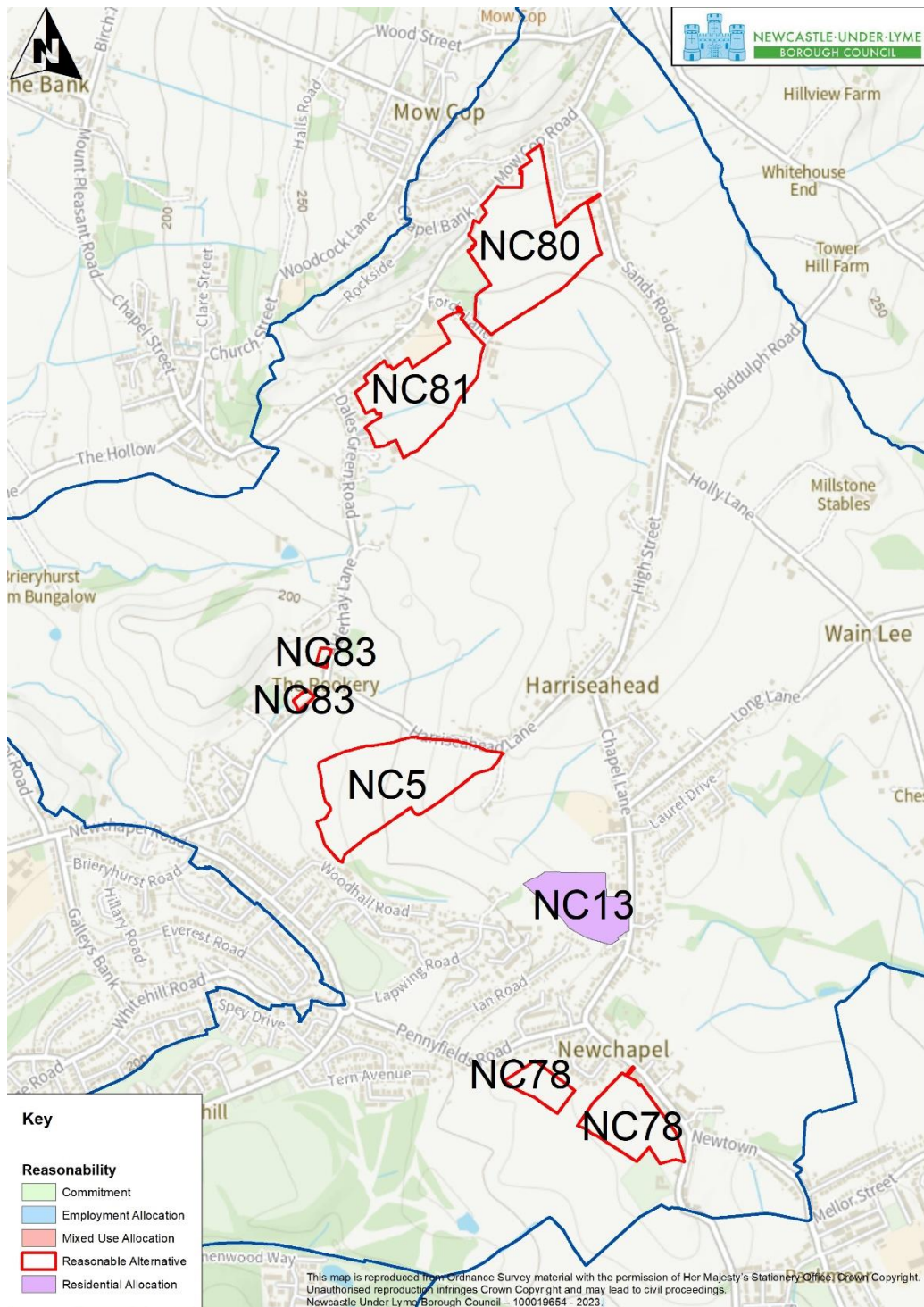
## Kidsgrove (Urban Centre)

### Kidsgrove & Ravenscliffe

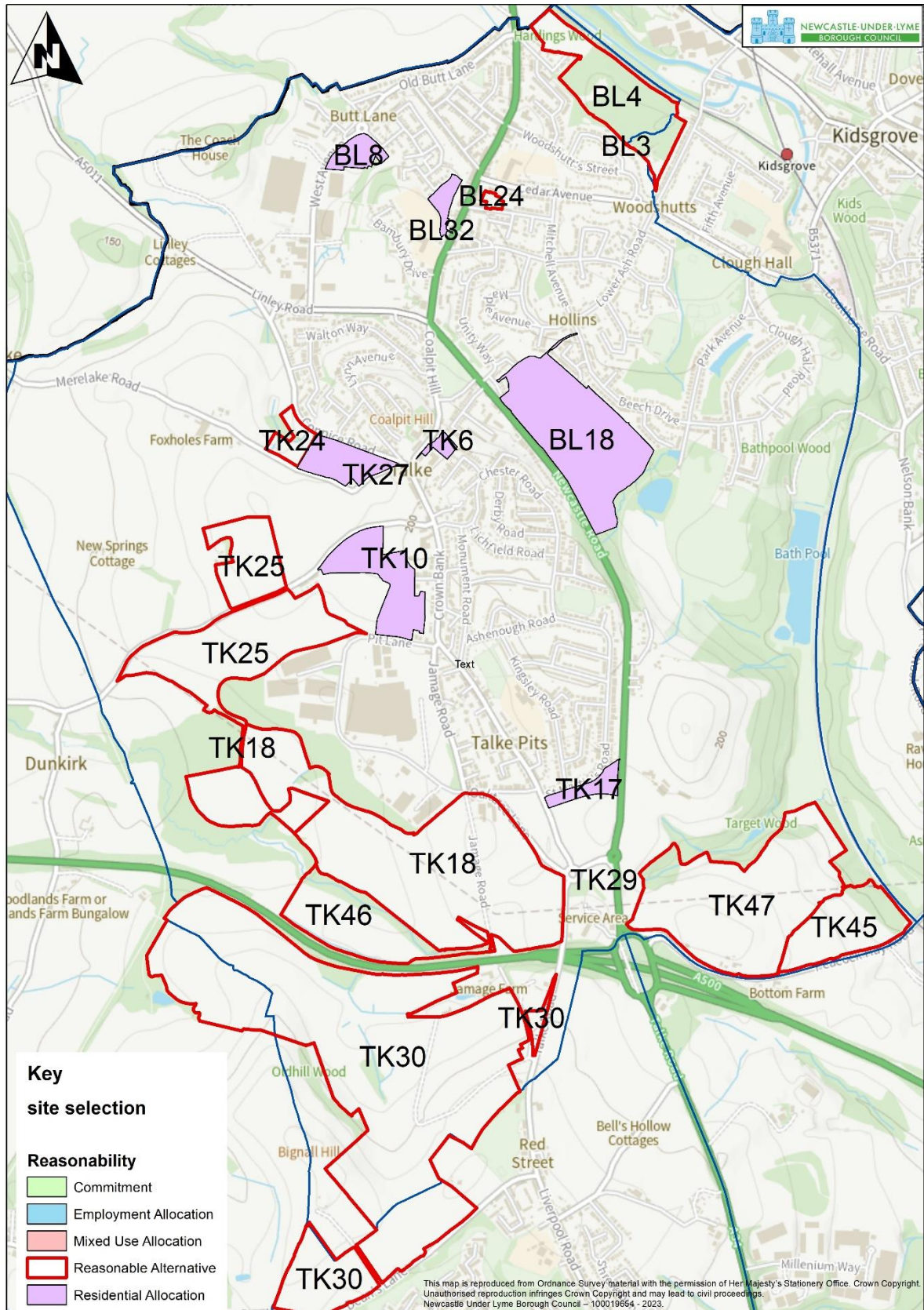




## Newchapel & Mow Cop

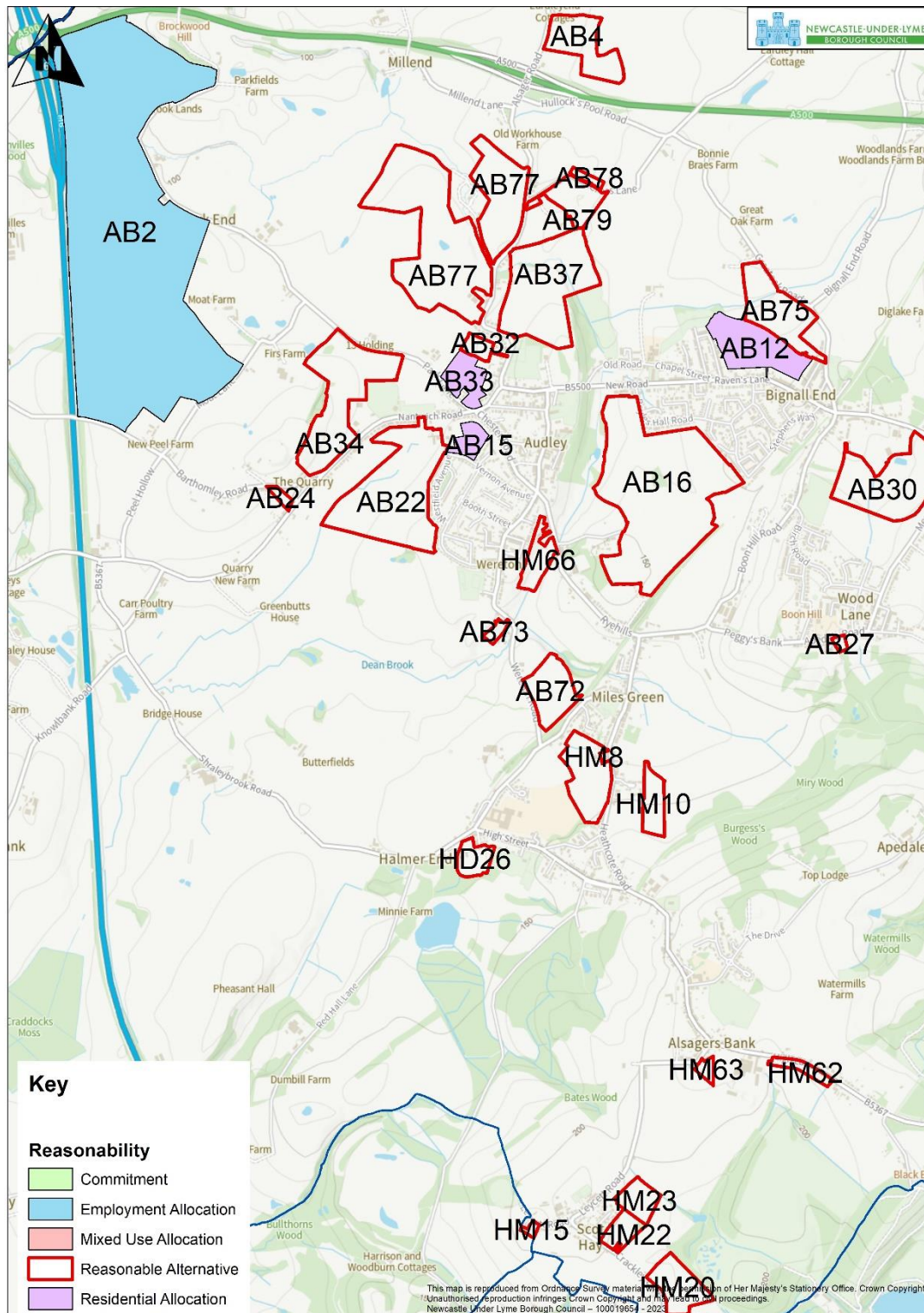


# Talke & Butt Lane

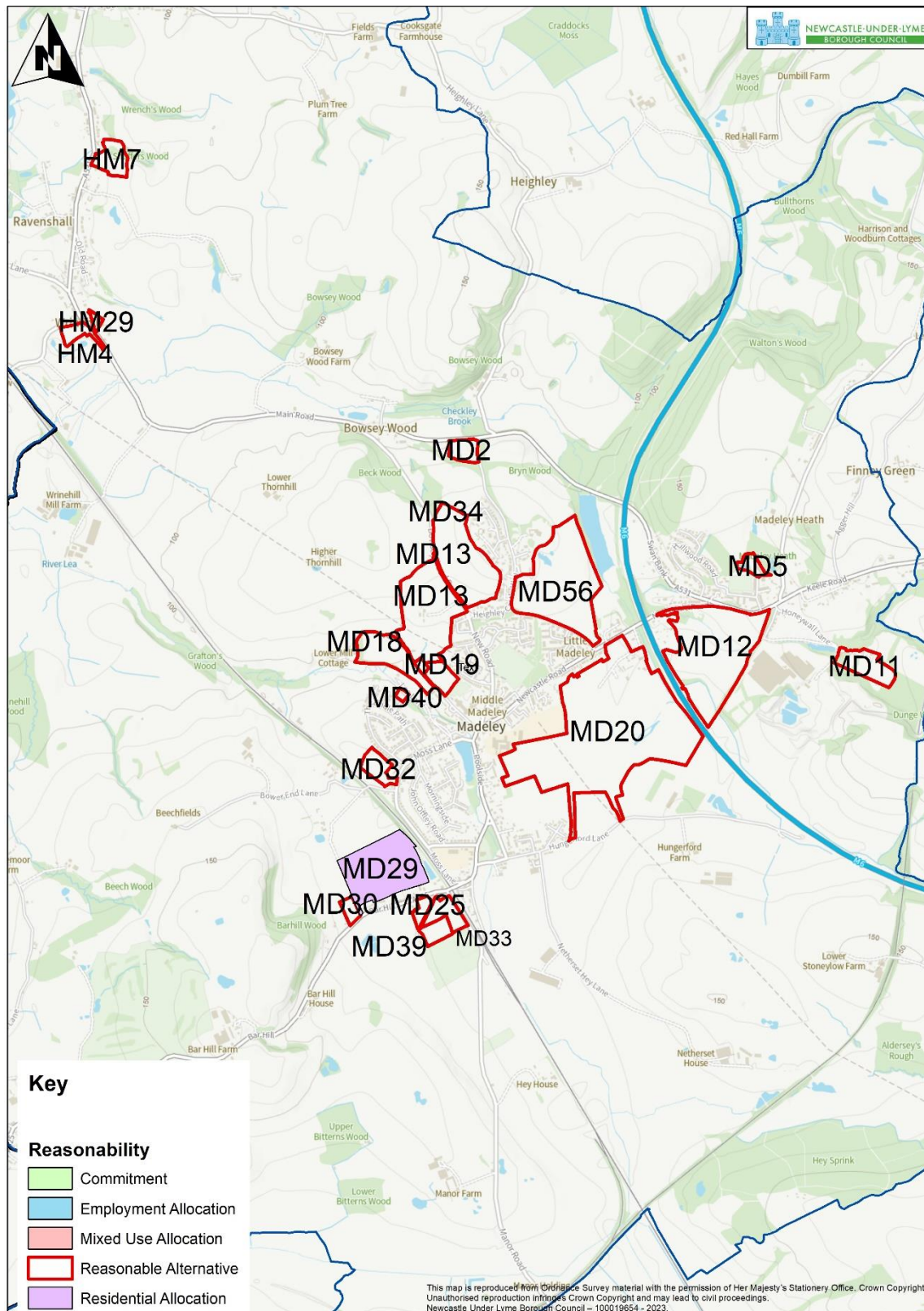




## Audley (Rural Centre)

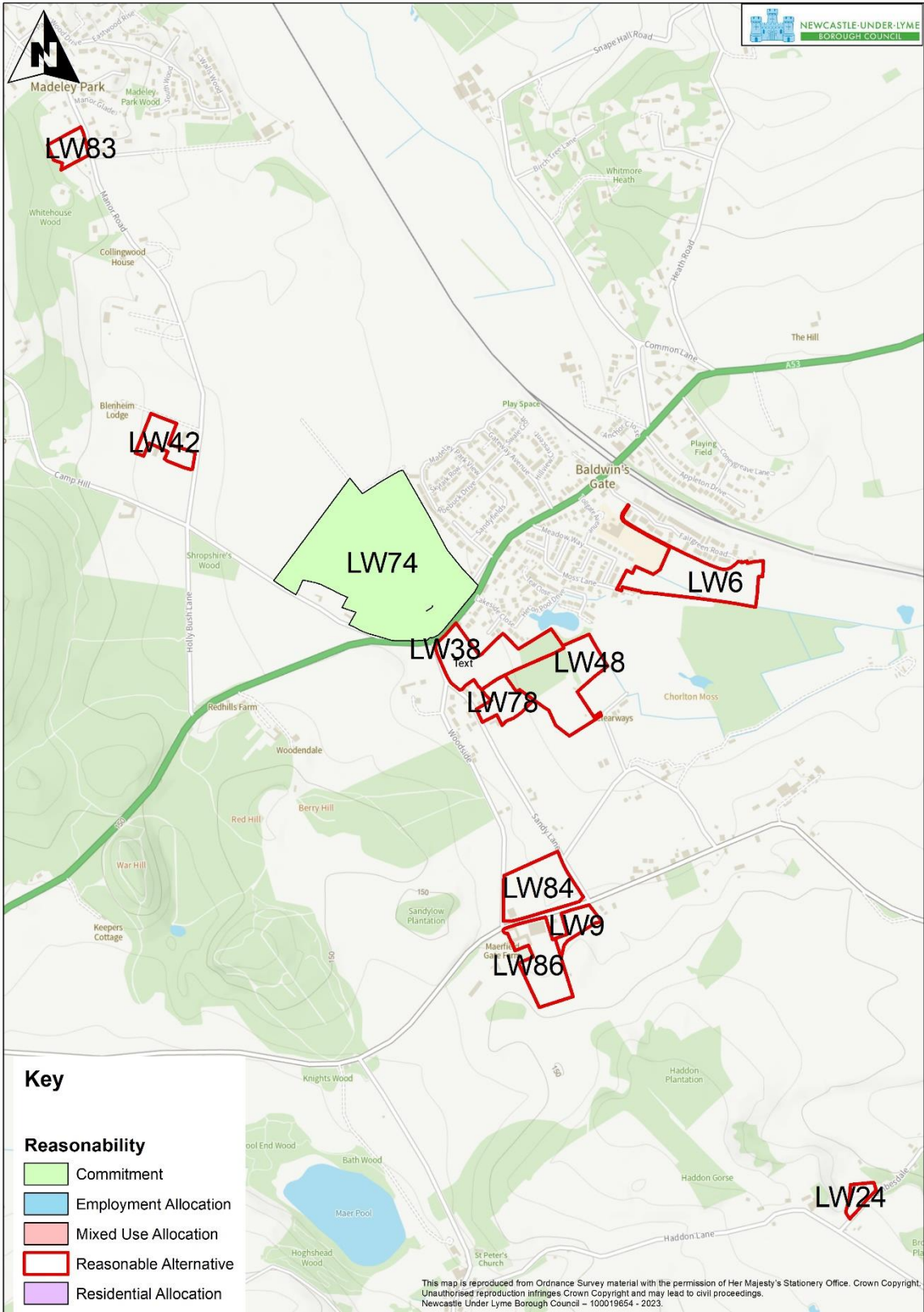


## Betley and Wrinehill & Madeley and Madeley Heath (Rural Centres)

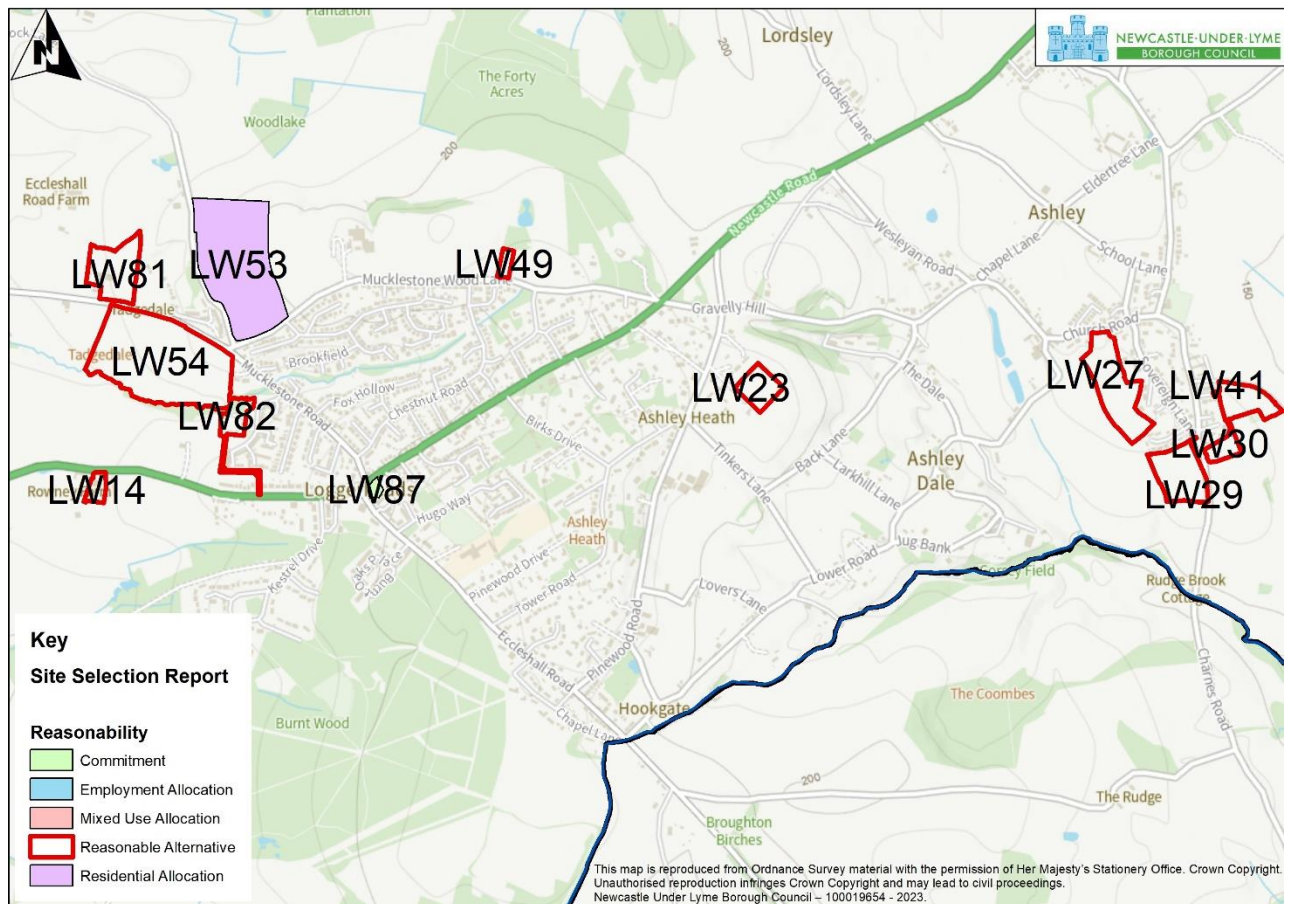




### Baldwins Gate (Rural Centre)



## Loggerheads (Rural Centre)





## Keele and Keele University (Rural Centre)

