

# 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 & Wrinehill (joint) and Madeley & Madeley Heath (joint): in the order of 250 new homes
  - Loggerheads: in the order of 450 new homes
  - o 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 as 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: -

	Site		Proposed Use	Comments
Site	Size			
Ref	(ha)	Site Location		
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
СНЗ	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

Table 3: NUL Site Sift Outcomes

KS11	0.57	Knutton Community Centre, High Street Knutton	Housing	Non-Green Belt
	0.07		Housing	Non-Green
KS17	2.33	Knutton Recreation Centre, Knutton Lane		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
			Housing	Non-Green
MB13	0.23	Hyacinth Court, May Bank	Housing	Belt Non-Green
MB15	0.11	The Hollies, May Bank		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		Land north of Butt's Walk, Gallowtree Roundabout	Housing	Green Belt
TC19	0.1	West Street Car Park	Housing	Non-Green Belt
			Housing	Non-Green
TC20	0.34	King Street Car Park		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.
СНЗ	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,	The site is an allocation in the Local Plan for
	Chesterton	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.
ТВ6	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)

- 6.4. Taking account of the sites proposed to be allocated in the table 4 above (approx.919 dwellings) alongside commitments and completions in Newcastleunder-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: -

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

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

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

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

Site Reference Site Location Comm	nentary
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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: -

Site Reference	Site Location	Commonton
		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	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. The site promotor has split the site into individual parcels of land which have been considered through the Green Belt part 4 assessment.

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

- 6.11. Taking account of the sites proposed to be allocated in the table above (around 1,450 dwellings) 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: -

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.

Table 8: Site Assessments for NUL GB sites around SP11

- 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:

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

CT25	Land off Audley Rd, Chesterton	facilities, access via the relatively narrow Cambridge Drive presents challenges requiring mitigation. 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)

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

Table 10: Kidsgrove Summary Position

### 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: -

	Site		Proposed Use	Comments
Site	Size			
Ref	(ha)	Site Location		
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

Table	11:	Kidsarove	Site	Sift	outcomes
			00	· · · ·	00110011100

NC77	2.05	Pont Form Nowahanal	Mixed use	Green Belt
	3.05	Bent Farm, Newchapel	Housing	Green Belt
NC78	5.03	Land South of Pennyfield Road	Housing	Green Belt
NC80	8.78	Land South of Mow Cop Road	0	Green Belt
NC81	6.15	Mellors Bank, Mow Cop Road	Housing	
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, Kidsgrove	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 Mixed Use ( Lane		Green Belt
TK27	2.82	Land Off Coppice Road	Housing	Green Belt
TK29	0.65	Land at the end of Oak Tree Lane, TalkRoadsideServices		Green Belt
			Mixed use	Green Belt Site considered in the Strategic Employment Needs
TK30	66.3	Land off Talke Road and A500		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	Housing No		Non-Green Belt

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

Table 12: Non-Green Belt Sites in Kidsgrove

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.
ТК6	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.

- 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: -

			Contribution
	Site		to Green Belt
Site Ref	Size	Site Location	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

			Land south of Pennyfield Road, Strong	
1	NC78	5.03	Newchapel	_
E	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 11. Site	Assessment for Kidsgrove	Croon Rolt Sitos	(Moak Contribution)
	ASSESSINEILIUL MUSUUV	GIEEN DEN GNES	

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.
ТК17	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.
ТК29	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: -

Site Reference	Site Location	Commentary
NC83	Blue Pot Farm, Alderhay Lane,	The site is not an allocation as it is in the
10000	Rookery	Green Belt and disconnected from the
	Reokery	urban area with poor access to a range
		of services.
TK24	Land off Cappias Road, Talka	The site is not an allocation as it is a
11/24	Land off Coppice Road, Talke	
		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
NOT		facilities.
NC5	Land South of Harriseahead,	The site is not an allocation. The site is a
	Harriseahead	greenfield site and in the Green Belt.
		There is uncertainty as to the access
<b>T</b> 1/07		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,	The site is an allocation in the Local Plan
NO 15	Harriseahead	as it will contribute to the development
	Tamseaneau	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
TK40	Jamaga Couth Lond North of A500	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

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

		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.
ТК10	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:

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

# 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.
ТК25	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
ТК47	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
ТКЗО	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

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.

# 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: -

	Site		Proposed Use	Comments
Site	Size			
Ref	(ha)	Site Location		
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

Table 21: Audley Site Sift Outcomes

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 Shraleybrook 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	Site		Contribution to Green Belt
Ref	Size	Site Location	purposes
	0120	Land South of Shraleybrook Road,	Weak
HD26	1.78	Halmerend	
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): -

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.

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).

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

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

		in the other settlements and rural area tier of the
		settlement hierarchy.
AB15	Land north of Vernon Avenue, Audley	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. 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.
AB33	Land off Nantwich Road / Park Lane	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. 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. Further information is included in Appendix 2 of the site selection report.

- 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: -

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 detatched from Audley and Bignal End and borders the Miles Green settlement, which is in the

 Table 26: Site Assessments for Audley GB sites (Strong Contribution)
		other settlements and rural area tier of the settlement
AB16	Land off Boyles Hall Road, Bignall End	hierarchy. 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: -

AB12	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Purpose 1: Development of the site would not represent urban sprawl as the site is not connected to the large built-up area of Newcastle-under-Lyme Purpose 2: Development of the site would not result in neighbouring towns merging. Purpose 3 Development would entail a small incursion into the undeveloped countryside relative to the size of Bignal End 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.
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
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			Contribution to
			Green Belt
Site Ref	Site Size	Site Location	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
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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): -

Site	Site Size		Proposed Use	Comments
Ref	(ha)	Site Location		
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

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

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

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):-

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)**

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: -

			Proposed	Comments
Site Ref	Site Size	Site Location	Use	
			Housing	Non-
LW74	12.82	Land at Baldwin's Gate Farm, Site B		Green Belt
			Housing	Non-
LW38	2.72	Land corner of A53 and Sandy Lane	_	Green Belt
			Housing	Non-
		Land West of Manor Road, west of	_	Green Belt
LW42	0.93	Baldwin's Gate		
			Housing	Non
LW48	3.31	Land at Chorlon Moss, Baldwin's Gate		Green Belt
LVV48	3.31			
			Mixed	Non-
LW86	2.11	Land to the rear of Slaters Village	Use	Green Belt

Table 36: Sites considered at Baldwins Gate

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.

Cite Def			Proposed	Comments
Site Ref	Site Size	Site Location	Use	
			Housing	Non-
		Land adjacent to Acreswood,		Green Belt
		Baldwin's Gate		
LW83	0.66			
		Land off Coombesdale Hill,	Housing	Non-
LW24	0.39	Chorlton		Green Belt
			Housing	Green Belt
LW7	16.06	Land off Whitmore Road		
	10.00			
			Housing	Non-
LW91	1.038	Land north of Aston Lane, Aston	<b>C</b>	Green Belt

Table 37: Sites considered outside of Baldwins Gate

# 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		This site is not an allocation due to poor access to
	Land Land West of Manor Road, west of Baldwin's Gate	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)

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): -

Site		Proposed Use	Comments
Size			
(ha)	Site Location		
		Housing	Non-Green
0.44	Land off Newcastle Road (Rowney Farm)		Belt
		Housing	Non-Green
1.10	Land at Pinewood Road		Belt
		Housing	Non-Green
3.11	Land at Church Road, Ashley		Belt
		Housing	Non-Green
2.21	Site 1 Charnes Road, Ashley		Belt
		Housing	Non-Green
0.59	Land at Charnes Road, Ashley		Belt
	·	Housing	Non-Green
1.44	Land South of Green Lane, Ashley	0	Belt
	Land South of Wrekin House, Mucklestone	Housing	Non-Green
0.28	Wood	0	Belt
		Housing	Non-Green
8.35	Land Corner of Mucklestone Road	0	Belt
		Housing	Non-Green
9.16	Land South of Mucklestone Road	0	Belt
		Housing	Non-Green
2.29	Gravel Bank, Muckestone Road	0	Belt
	·	Housing	Non-Green
0.98	Sewage Works, Market Drayton Road	J J	Belt
		Housing	Non-Green
0.19	Former Petrol Station, Eccleshall Road	Ŭ	Belt
	(ha) 0.44 1.10 3.11 2.21 0.59 1.44 0.28 3.35 9.16 2.29 0.98	(ha)Site Location0.44Land off Newcastle Road (Rowney Farm)1.10Land at Pinewood Road3.11Land at Church Road, Ashley2.21Site 1 Charnes Road, Ashley2.21Site 1 Charnes Road, Ashley0.59Land at Charnes Road, Ashley1.44Land South of Green Lane, Ashley1.44Land South of Wrekin House, Mucklestone0.28Wood3.35Land Corner of Mucklestone Road0.16Land South of Mucklestone Road2.29Gravel Bank, Muckestone Road0.98Sewage Works, Market Drayton Road	(ha)Site LocationHousing0.44Land off Newcastle Road (Rowney Farm)Housing1.10Land at Pinewood RoadHousing3.11Land at Church Road, AshleyHousing2.21Site 1 Charnes Road, AshleyHousing0.59Land at Churchs Road, AshleyHousing0.59Land at Charnes Road, AshleyHousing1.44Land South of Green Lane, AshleyHousing0.28WoodHousing3.35Land Corner of Mucklestone RoadHousing0.16Land South of Mucklestone RoadHousing2.29Gravel Bank, Muckestone RoadHousing0.98Sewage Works, Market Drayton RoadHousing

Table 38: Loggerheads Site Sift Outcomes

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

Ward(s)KeeleTarget (dwellings)800Commitments and<br/>Completions587Indicative residual target213Neighbourhood Plan<br/>allocationsN/A

Table 40: Keele and Keele University Summary Position

#### 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:

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

Table 41: Keele and Keele University Site Sift Outcomes

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

included in Appendix 2 but a summary of the conclusion for this site is presented in table 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
Sile Rei	
	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
KL12	County Park.
	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
KL15	this location. Further information is included in Appendix 2.
	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
KL20	within a minerals safeguarding area for brick clay.
	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
KL21	years). TPO on edge of site. The majority of the site is within

r	
	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.
	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
KL9	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

Natural Environment

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:-

Site Details					
	School Extension				
Site reference: Madeley High S					
Ward: Madeley & Betley	Site Address: Land south of Madeley High School				
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield		
Land Owner: Private	Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 3.294		
Density Applied: 30	Developable Area Ap	olied: 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 emplo	yment: Unsuitable		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning permission for housing? No	Does the site have pla	inning permission for	employment? No		
site MD20, previously submitt has access to a range of servic High School.					
Site Selection Comment: A greenfield site with a strong boundary of Madeley and is pr Madeley Conservation Area ac Area. The site presents no top services and facilities. The site encroachment and preserving moderate contribution to assis towns from merging. Given the form of future development of the expansion of school playin to support the infrastructure r Planning and Sustainability	romoted for an extension ljoins the western boun ographical nor access co makes a strong contrib the setting and special sting in urban regenerat at the land may be requ f the site and whether t g fields. The site is cons equirements of the Plar	in of Madeley High Sc dary. The site is in a C onstraints. The site ha ution to safeguarding character of Madeley. ion and a weak contri ired over the Plan per hat would form built o idered suitable for allo	hool in the Local Plan. oal Authority High Risk s access to a range of the countryside from The site makes a bution to preventing iod, it is unclear as to the development or facilitate ocation in the Local Plan		
	Green Belt		it: Assessed by ARUP:		
	Assessment: Strong	No No			
Playing Pitch Strategy: N/A		Open Space Strategy: N/A			

Table 44: Madeley High School Extension Assessment Proforma

Local Nature Reserve: No	LNR within 150m			Special Protection Area: No		
SSSI: No	SSSI within 250m: (	SSSI within 250m: 0			RAMSAR Site within 250m: 0	
-	i <b>te of Biological</b> mportance: No	Num 150m		Anci	ent Woodland: No	
Number of Ancient Woodlands within 150m: 0		Regionally Important Geological Site: No		<b>RIGS within 150m:</b> 0		
Tree Preservation Order: No	Total TPOs onsite	:0	Heavily Wooded: N		<b>Carbon Capture Site:</b> No	
Agricultural Land Classificati	on: Grade 3		Landscape Characte Redland Farmlands	Landscape Character: Madeley , Redland Farmlands		
Heritage						
Listed Building: No	Number of Listed Buildings within 2 2		Number of Listed Buildings within 50( 20		Local Listing: No	
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: 0		Conservation Area: No		D Conservation Area within 150m: 1	
Registered Park and Gardens	: No	Reg	gistered Park and Ga	rden	s within 150m: No	
Physical Environment						
Surface Water Flood Risk: 1 100 years	Flood Zone 2:		Fic		lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0		FZ		<b>Z3b (% within):</b> 0	
Surrounding uses raise amer	nity concerns?		Air Quality Management Area:			
<b>Coal Authority High Risk Are</b> Yes	within): Yes	• •		s <b>h Risk Area (% Co</b> Ris No		
Mineral Safeguard Area: On	site		Adverse Topography: No			
Accessibility						
Constrained Access: No Public Right of Way: N		lo	de	ural Site outside evelopment oundary: No		
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m	1	Post Office: <800m	
Primary School: <800m	Secondary School <400m	:	College: >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <400m	Supermarket: >16	600m	<b>Bus Stop:</b> <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
НМ9	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
СНЗ	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
СН16	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
СТ34	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
СТ36	0.22	Holditch & Chesterton	Site at Brick-Kiln Lane / Rosevale Road junction, Chesterton	Unavailable. In active use for employment and ancillary uses

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СТ37	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
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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
ТК1	1.33	Talke & Butt Lane	Land between Coalpit Hill and Newcastle Road, Talke	Site is not being promoted
ТК2	0.41	Talke & Butt Lane	Thomas Street, Talke	Site is not being promoted
ткз	0.153	Talke & Butt Lane	Thomas Street (south), Talke	Site is not being promoted
ТК4	0.4	Talke & Butt Lane	Walton Grove / Coppice View, Talke Pits	Site is not being promoted
ТК5	1.05	Talke & Butt Lane	Imperial Works, Coalpit Hill, Talke	Unavailable. In active use for employment
ТКб	0.46	Talke & Butt Lane	Site at Coalpit Hill, Talke	RA
ТК7	0.15	Talke & Butt Lane	Chester Road, Talke	Site is not being promoted

ТК8	0.18	Talke & Butt Lane	Chester Road, Talk	Site is not being promoted
ТК10	5.33	Talke & Butt Lane	Land at Crown Bank, Talke	RA
ТК11	0.25	Talke & Butt Lane	Wedgwood Road, Kidsgrove	Site is not being promoted
ТК14	0.36	Talke & Butt Lane	Site at Kingsley Road, Talke Pits	Site is not being promoted
ТК15	0.32	Talke & Butt Lane	Land to the rear of High Street, Talke Pits	Site is not being promoted
ТК17	1.23	Talke & Butt Lane	Land off St Martins Road, Talke	RA
ТК18	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

ТК25	22.8	Talke & Butt Lane	Land South of Audley Road and West of Pit Lane	RA
ТК27	2.82	Talke & Butt Lane	Land off Coppice Road, Talke (2)	RA
ТК29	0.645	Talke & Butt Lane	Land at the end of Oak Tree Lane, Talke	RA
ТК30	66.3	Talke & Butt Lane	Land off Talke Road and A500, Talke	RA
ТК40	0.94	Talke & Butt Lane	Site to the rear of Freeport Retail Park, Pit Lane	Unavailable. In active use for employment and ancillary uses
ТК45	6.64	Talke & Butt Lane	Land North of Peacock Hay Road, Chatterley Valley	RA
ТК46	8.26	Talke & Butt Lane	Jamage North Reclamation Site, Talke	RA
ТК47	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, Mucklestone Wood	RA
LW53	8.35	Loggerheads	Land Corner of Mucklestone Road	RA
LW54	9.16	Loggerheads	Land South of Mucklestone Road	RA
LW70	1.55	Loggerheads	Land South of Hugo Way, Loggerheads	Site in active use
LW81	2.29	Loggerheads	Gravel Bank, Muckestone 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

ТВ6	0.34	Thistleberry	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	RA
ТВ9	5.32	Thistleberry	Thistleberry Parkway, Keele Road, Thistleberry	Site is not being promoted
TB12	0.16	Thistleberry	ThistleberryLand at end of Pembroke Drive, ThistleberryS p	
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
ТВ19	45.44	Thistleberry	Land south of Newcastle Golf Club, Whitmore Road	RA
ТВ22	0.21	Thistleberry	35 Higherland, Westlands	Site is not being promoted

ТВ23	4.36	Thistleberry	Land West of Galingale View, Thistleberry	RA
ТВ24	2.16	Thistleberry	histleberry Land north of Butt's Walk, Gallowstree Roundabout	
ТВ28	0.51	Thistleberry	Land at Silverdale Road, Newcastle	Site in flood zone 3
ТВ30	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
ТС7	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	
ТС37	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 Address: Land East of Diglake Street, Bignall End				
Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield		
Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 6.35		
Developable Area Applied:80%		<b>Developable Area (Ha):</b> 5.07		
125 Site	Site Gross Capacity: 125			
Delivery Period (6-10 year	r <b>s):</b> 125	Delivery Period (11-15 years): 0		
		1-		
with policy change S	uitable for emplo	yment: Unsuitable		
Achievable: Yes		Viable: Yes		
Does the site have plannir	ng permission for	employment? No		
	Developable: Yes   Site Use: Agriculture   Developable Area Applied   125 Site   Delivery Period (6-10 year   with policy change S   Achievable: Yes	Developable: Yes   Site Use: Agriculture   Developable Area Applied:80%   125 Site Gross Capacity: 1   Delivery Period (6-10 years): 125   with policy change Suitable for emplo		

# SHELAA Comment:

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.

# Site Selection Comment:

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.

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 accross 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		GB Parcel Assessment:		Assessed by ARUP:
	Assessment: Stron	ng	Yes		Yes
Playing Pitch Strategy: N/A			Open Space Strate	g <b>y:</b> N	/A
Economic Needs Assessment: N/A			Low Zero Carbon O	ppo	rtunities: Potential
			(Less constrained)		
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	: No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within
		1			<b>250m:</b> No
Biodiversity Alert Site: No	Site of Biological			Anci	i <b>ent Woodland:</b> No
		150m			
Number of Ancient	Regionally Important RIGS within 150m: No		NO		
	Geological Site: N				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded: N	10	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Character:</b> Audley Ancient Clay Farmlands		
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 2	250m:	Buildings within 50	0m:	
	1		1		
Scheduled Ancient	Scheduled Ancien	-	Conservation Area:	: No	Conservation Area
Monument: No	Monument withir	า			within 150m: 0
	<b>150m:</b> No				
Registered Park and Gardens:	No	Reg	istered Park and Ga	rder	is within 150m: No
Physical Environment					
Surface Water Flood Risk: 1 in	n Flood Zone 2:			FI	ood Zone 3:
100 years					
FZ2 (% within): 0	FZ3 (% within): (	0		FZ	23b (% within): 0
Surrounding uses raise amen	ity concerns? No		Air Quality Management Area: No		

<b>Coal Authority High Risk Area</b> No	a: Coal development Hi within): Marginally	Coal development High Risk Area (% within): Marginally		
Mineral Safeguard Area: Part	ially on site	Adverse Topography	: No	
Accessibility				
Constrained Access: Yes	Public Right of Way: 1	Public Right of Way: No		
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m	
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details		
Site reference: AB15		
Ward: Audley	Site Address: Land North of Vernon	Avenue, Audley
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield</b> : 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 Cap	pacity: 40
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 years): 33	Delivery Period (11-15 years): 0
Call for Site: Yes		<u>1</u>
Summary Comments		
Suitable for housing: Suitable	with policy change Suitable for	r employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permise	sion for employment? No
SHELAA Comment:	•	

# 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.

# Site Selection Comment:

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.

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 accross 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		GB Parcel Assessm	ent:	Assessed by ARUP:	
	Assessment: Mod	erate			Yes	
Playing Pitch Strategy: N/A		Oper		Open Space Strategy: N/A		
Economic Needs Assessment	:: N/A		Low Zero Carbon O	ppor	<b>tunities:</b> Unsuitable	
Natural Environment						
Local Nature Reserve: No	LNR within 150m:	No	Special Area of		Special Area of	
			Protection Area: N	0	Conservation: No	
SSSI: No	SSSI within 250m:	: No	RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No S	ite of Biological	Numl	per of SBIs within	Anci	ent Woodland: No	
	_ <b>!</b>	150m	: 0			
Number of Ancient	Regionally Import		RIGS within 150m:	No		
Woodlands within 150m: 0	Geological Site: N				I	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded: 1	No	<b>Carbon Capture Site:</b> No	
Agricultural Land Classificati	on: Grade 3		Landscape Charact	er: A	udley Ancient Clay	
			Farmlands			
Heritage			1			
Listed Building: No	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 4	0m:	Local Listing: No	
Scheduled Ancient	Scheduled Ancien	t	Conservation Area	: No	Conservation Area	
Monument: No	Monument withir	า			within <b>150</b> m: 1	
	150m: No					
Registered Park and Gardens	: No	Reg	istered Park and Ga	rden	s within 150m: No	
Physical Environment	I					
Surface Water Flood Risk: 1 i 1000 years	n Flood Zone 2:			Flo	ood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): (	0		FZ	3 <b>b (% within):</b> 0	
Surrounding uses raise amer	ity concerns? No		Air Quality Manage	emer	<b>t Area:</b> No	
<b>Coal Authority High Risk Are</b> No	a: Coal developme within): No	ent Hig	h Risk Area (%	Ri	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Par	tially on site		Adverse Topograpl	ny: N	0	
Accessibility			· · · · · · · · · · · · · · · · · · ·			
Constrained Access: No	Public Right of V	Nay: N	lo		ural Site outside evelopment	
				bo	oundary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m		<b>Open Space:</b> <400r		oundary: Yes Post Office: <400m	
	Hospital: >1600m Secondary School <1600m		<b>Open Space:</b> <400r <b>College:</b> >1600m			

Site Details					
Site reference: AB16					
Ward: Audley Site Address: Land off Boyles Hall Road, Bignall End					
Deliverable: No		Developable: Yes			reenfield/Brownfield: reenfield
Land Owner: SCC	Site Use: Agricul	ture			ross Site Area (Ha): 3.44
Density Applied: 30	Developable Are	ea Ap	olied:80%		evelopable Area (Ha): 2.75
Estimated Potential Capacity:	683		Site Gross Capacity	: 683	3
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 150		elivery Period (11-15 ears): 150
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy change	5	Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: Yes
Does the site have planning	Does the site ha	ve pla	anning permission fo	or er	nplovment? No
permission for housing? No			01		
SHELAA Comment:					
A Green Belt site bordering th	e development bo	undai	y of Bignall End sett	leme	ent. The site is
promoted for housing develop	•				
Semi-Natural Greenspace in th			• • •		
very close proximity to the no	• •		•		
facilities. Public right of way o		-			-
Site Selection Comment:					
The site is a greenfield site. It	is also within the G	ireen	Belt and makes a sti	rong	contribution to Green
Belt purposes. The site is iden	tified as low qualit	y / Iov	w value Natural and	Sem	i-Natural Greenspace
in the Open Space Strategy 20	22. Audley Conse	rvatio	n Area is located in	very	close proximity to the
north-western boundary. The		•	•		-
has access to a range of servic					
flood risk identified on the site	-	-			
consideration as it is assumed		•			
scale in the Green Belt with as					
of Audley which separates it f	rom Bignall End, Bo	oon H	ill and Miles Green /	' Hal	mer End.
Planning and Sustainability			T		T
	Green Belt			ent:	Assessed by ARUP:
	Assessment: Yes		Yes		Yes
Playing Pitch Strategy: N/A			Open Space Strateg		atural and Semi-
			Natural Greenspace		
Economic Needs Assessment:	N/A		Low Zero Carbon O	ppo	rtunities: 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:			RAMSAR Site within 250m: No	
Biodiversity Alert Site: No Si	te of Biological	Num	ber of SBIs within	Anci	ient Woodland: No
-	-	150m	: 0		
Number of Ancient	Regionally Import	ant	RIGS within 150m:	0	
	Geological Site: No				

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	<b>Carbon Capture Site</b> : No	
Agricultural Land Classificatio	on: Grade 3	Landscape Character: A Framlands	Apedale Coalfield	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	5	6		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	<b>Conservation Area</b>	
Monument: No	Monument within		within 150m: 1	
	150m: No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: No	
Physical Environment				
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	: Coal development Hig	gh Risk Area (% C	coal development Low	
No	within): Marginally		isk Area (% within):	
		Y	es	
Mineral Safeguard Area: On s	ite	Adverse Topography: No		
Accessibility				
Constrained Access: No	Public Right of Way:	′es R	ural Site outside	
		d	levelopment	
		b	oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m	
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: AB2			
Ward: Audley	Site Address: Land adjoi	ning 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%		<b>Developable Area (Ha):</b> 64.8
Estimated Potential Capacity:	1881 <b>Si</b>	te Gross Capacity:	1881
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0		<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuitab	le	Suitable for empl policy change	oyment: Suitable with
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have plan	ning permission fo	r employment? No
SHELAA Comment:			
A Crease Dalt site is a lated and a	l'a a a la a atra al fura un Arralla.	, and Disnal First se	

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.

# Site Selection Comment:

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.

strategie employment site.					
Planning and Sustainability					
Green Belt: Yes	Green Belt		<b>GB</b> Parcel Assessment		Assessed by ARUP:
	Assessment: Mod	lerate	Yes		N/A
Playing Pitch Strategy: N/A			Open Space Strate	gy: N	/A
Economic Needs Assessmen	t: Recommended a	s a	Low Zero Carbon O	ppor	r <b>tunities:</b> More
suitable site in the Strategic	Employment Sites		constrained		
Assessment (2024)					
Natural Environment					
Local Nature Reserve: No	LNR within 150m	: No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within
-		1		r	<b>250m:</b> No
•	ite of Biological		ber of SBIs within	Anci	ent Woodland: No
	mportance: No	150m			
Number of Ancient	Regionally Import		<b>RIGS within 150m:</b> 0		
Woodlands within 150m: 0	-				1
Tree Preservation Order: Yes	Total TPOs onsite	: 1	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificati	on: Grado 2		Landscape Charact	or: ^	
Agricultural Lana Classificati			Farmlands		
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
			Buildings within 50	0m:	
	0		1	-	
Scheduled Ancient	Scheduled Ancien	nt	Conservation Area	: No	Conservation Area
Monument: No	Monument within	n			within 150m: 0
	<b>150m:</b> No				
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rden	s within 150m: No
Physical Environment					
Surface Water Flood Risk: 1	in Flood Zone 2: Y	'es, in	parts	Fle	ood Zone 3: Yes, in
30 years				ра	arts
F <b>Z2 (% within):</b> 2.2	FZ3 (% within):	1.2		FZ	3 <b>b (% within):</b> 0
Surrounding uses raise amenity concerns? Yes			Air Quality Management Area: No		
			I		

<b>Coal Authority High Risk Area</b> No	:: Coal development Hig within): No	<b>Coal development High Risk Area (% within)</b> : No	
Mineral Safeguard Area: Part	ially on site	Adverse Topography	: Undulating site
Accessibility			
Constrained Access: Yes	Public Right of Way: \	Public Right of Way: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
•	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site Details				
Site reference: AB22				
Ward: Audley	Site Address: Wall Fa	arm, Audley		
Deliverable: No	Developable: Yes			
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 15.19	
Density Applied: 30	Developable Area A	oplied:80%	Developable Area (Ha): 12.15	
Estimated Potential Capacity:	365	Site Gross Capaci	<b>ty:</b> 365	
Delivery Period (0-5 years): 0	Delivery Period (6-1	<b>) years):</b> 150	Delivery Period (11-15 years): 150	
Call for Site: Yes			, , , , , , , , , , , , , , , , , , ,	
Summary Comments				
Suitable for housing: Suitable v	with policy change	Suitable for en	nployment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning		lanning permission	for employment? No	
permission for housing? No				
for housing development. Acce provide an alternative access. T <b>Site Selection Comment:</b> Greenfield site within the Gree purposes. The site is undulating Agricultural Land. Access could secondary access). The site is a is surrounded by residential de to the north and west. There an immediately adjacent to the sit There is a potential for surface site does not have an existing of with associated highways, infra agricultural land. Development relative to the size of Audley, th overall function and integrity o	The site has access to n Belt that makes and g - dipping in the cent be provided via the E djacent to the settlen velopment to the eas re no environmental of re, although it is adjac water flooding on the lurable boundary with structure and charact would represent a sig-	some services and f overall moderate co re and rising upwar 5500 (with Vernon nent of Audley along t and ribbon develo lesignations or herit ent to the historic f e site. Within a Mine the countryside. T cer / visual impacts ceable incursion inte	acilities. Intribution to Green Belt ds to the south. Grade 3 Road potentially providing a g its eastern boundary and it pment within the Green Belt tage assets within or armstead of Wall Farm. eral Safeguarding Area. The he site is significant in scale, as well as the loss of o undeveloped countryside	
Planning and Sustainability				
	ireen Belt Assessment: Moderat		nent: Assessed by ARUP: Yes	
Playing Pitch Strategy: N/A		Open Space Strat	egy: N/A	
Economic Needs Assessment:	N/A	Low Zero Carbon	Opportunities: Unsuitable	
Natural Environment		·		
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	n Special Area of Conservation: No	
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
-	•	nber of SBIs within m: 0	Ancient Woodland: No	

Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0	Geological Site: No		
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	Landscape Character: / Farmlands	Audley Ancient Clay
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 Reg	sistered Park and Garde	ns within 150m: No
Physical Environment	·		
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: N	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	<b>Secondary School:</b> <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details					
Site reference: AB24					
Ward: Audley	Site Address: Lar	nd at E	arthomley Road, A	udle	V
Deliverable: No	Developable: Yes			G	, reenfield/Brownfield: reenfield
Land Owner: Private	Site Use:			G	ross Site Area (Ha): 43
Density Applied: 30	Developable Are	а Арр	lied:95%		evelopable Area (Ha): 41
Estimated Potential Capacity:	12		Site Gross Capacity	: 12	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (	6-10 y	vears):		elivery Period (11-15 ears): 0
Call for Site: Yes					,
Summary Comments					
Suitable for housing: Suitable	with policy change	د	Suitable for emp	lovn	nent: Unsuitable
Availability: Available	Achievable: Yes	-	pulluble for emp		iable: Yes
-			naina normission f		
Does the site have planning permission for housing? No	Does the site hav	ve pla	nning permission f	orer	nployment? NO
SHELAA Comment:					
This Greenbelt site is located of	outside of the deve	lonm	ant houndary of Au	برماله	The site promoter
has submitted the site for up t		-		-	-
(Biodiversity Alert Site) is with	-		•		•
could present access issues to				•	-
land with 2 mature trees on si		-		•	-
Site Selection Comment:					
Greenfield site in the Greenbe comprises Grade 3 Agricultura designations or designated he be created via Barthomley Roa suitable for housing as it does Audley (approximately 550m a development, it is within the c	I Land and is within ritage assets within ad, however, this is not promote susta away) and, whilst s open countryside a	n Floo n or in s a sing inable urrou nd is r	d Zone 1. There are nmediately adjacen gle lane road. The s growth - it is com nded by existing res not linked to Audley	e no e it to i ite is plete sider / by a	environmental the site. Access could not considered to be ly detached from ntial (ribbon) an adjacent site. Giver
the location of the site there a	re concerns regard	ding ad	ccess to services an	d fac	cilities.
Planning and Sustainability					
	<b>Green Belt</b> Assessment: Weak		<b>GB Parcel Assessm</b> Yes	ent:	<b>Assessed by ARUP:</b> No
Playing Pitch Strategy: N/A			Open Space Strate	gy: N	I/A
Economic Needs Assessment:	N/A		L <b>ow Zero Carbon C</b> (Less constrained)	ppo	rtunities: Potential
Natural Environment			,		
Local Nature Reserve: No	LNR within 150m:		Special Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
In	portance: No	150m			ient Woodland: No
	Regionally Importa Geological Site: No		RIGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No		
Agricultural Land Classificatio	on: Grade 3	Landscape Character: Farmlands	: Audley Ancient Clay		
Heritage					
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No		
	Buildings within 250m 0	e: Buildings within 500r	n:		
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	No Conservation Area within 150m: 0		
Registered Park and Gardens:	No Re	egistered Park and Gard	lens 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 amen	ity concerns? No	Air Quality Managem	ent Area: No		
Coal Authority High Risk Area	a: Coal development H	igh Risk Area (%	Coal development Low		
No	within): No		<b>Risk Area (% within):</b> Yes		
Mineral Safeguard Area: Bed	rock Sand	Adverse Topography	raphy: 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	<b>Town Centre:</b> >1600m		
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	<b>Train Station</b> : >1600m		
Site Details					
--	--	--	---	---	--
Site reference: AB27					
Ward: Audley	Site Address: La	nd So	uth of Apedale Road	d, Wo	ood Lane
Deliverable: No		Developable: Yes			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture			r <b>oss Site Area (Ha):</b> 29
Density Applied: 30	Developable Are	ea Ap	<b>plied:</b> 95%		<b>evelopable Area (Ha):</b> 28
Estimated Potential Capacity	<i>r</i> : 8		Site Gross Capacity	<b>/:</b> 8	
Delivery Period (0-5 years): 0	Delivery Period	(6-10	<b>years):</b> 0		elivery Period (11-15 ears): 0
Call for Site: No					
Summary Comments					
Suitable for housing: Suitable	e with policy change	е	Suitable for emp	oloyn	nent: Unsuitable
Availability: Unavailable	Achievable: Yes			Vi	able: Yes
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission f	or er	nployment? No
The site is located within the provided indicates the site's a mature trees within along its development than employmed development. A Public Right of range of services and facilitie <b>Site Selection Comment:</b> The site is a greenfield site with the site is possible via Apedal trees along the southern bou The site is adjacent to resider existing agricultural tenancy. settlement and rural area' tie services and facilities. <b>Planning and Sustainability Green Belt:</b> No	availability is affected southern boundary ent uses due to it be of Way adjoins the s. ithin the development e Road. The site is a ndary of the site. A ntial uses. There is a	ed by /. The eing p weste ent be Grade Publi uncer t to th	an existing agricultu site would be more predominantly surro ern boundary. The si bundary of Wood La a 3 Agricultural Land ic Right of Way adjo tainty regarding the ne Wood Lane settle archy. The site has lin	ane se and ins it site' ment miteo	enancy. The site has ed to housing d by residential as limited access to a ettlement. Access to there are mature s western boundary. s availability due to an t which is in the 'other d access to a range of Assessed by ARUP: N/A
Economic Needs Assessment	:: N/A				rtunities: Unsuitable
Natural Environment	·		L		
Local Nature Reserve: No	LNR within 150m:	No	• •		Special Area of Conservation: No
SSSI: No	SSSI within 250m:	No			RAMSAR Site within 250m: No
•	ite of Biological nportance:	Num 150m			ent Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: N	0	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No

Agricultural Land Classification	n: 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	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within <b>150m:</b> 0	
Registered Park and Gardens:	No Reg	gistered Park and Garder	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nent Area: No	
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% C	Coal development Low	
No	within): No		isk Area (% within):	
		!·	es	
Mineral Safeguard Area: With	nin 250m	Adverse Topography: N	10	
Accessibility				
Constrained Access: No	Public Right of Way: Y		ural Site outside evelopment	
			oundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <400m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details				
Site reference: AB30				
Ward: Audley	Site Address: Land bet	tween Bignall End an	d Boon Hill, Audley	
Deliverable: No	Developable: Yes	-		
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 9.35	
Density Applied: 30	Developable Area App	olied:80%	<b>Developable Area (Ha):</b> 7.48	
Estimated Potential Capacity:	224	Site Gross Capacity:	224	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 150	Delivery Period (11-15 years): 74	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable for empl	oyment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning	Does the site have pla	nning permission fo		
permission for housing? No	Does the site have pla			
Public Right of Way on site. Wi Development High Risk area. H some services and facilities. <b>Site Selection Comment:</b> Greenfield site within the Gree April 2024). [Note: As part of t was put forward, the April 202 slopes down to the north and t is a risk of surface water floodi site. Public Right of Way on site biological importance. [The GIS significant in scale, with associan The site makes a strong contribution to fulfilling the func- contribution to fulfilling the func-	istoric landfill site. Grad on Belt that makes a stro he site promoter's com 4 GBA relates to that re to the west. The site has ng that would need to b e. Within a Coal Develop 5 suggests the site or pa ated highways, infrastro pution to the Green Belt gnall End and Wood Lar	de 3 Agricultural Land ong contribution to 6 ments on the Reg 18 duced area.] The to s access to some serv be mitigated. Access pment High Risk area int of it is an historic l ucture and character t as it forms part of a ne and on this basis,	d. The site has access to Green Belt purposes (GBA, B Plan a reduced site area pography of the site vices and facilities. There could be created into the a. Within 150m of a site of landfill site]. The site is and appearance impacts. in important open gap makes a strong	
Planning and Sustainability			0	
Green Belt: Yes	Green Belt Assessment: Strong	<b>GB Parcel Assessme</b> Yes	nt: Assessed by ARUP: Yes	
Playing Pitch Strategy: N/A	- 0	Open Space Strateg		
Economic Needs Assessment:	N/A		oportunities: Unsuitable	
Natural Environment		· · · · ·	· ·	
	.NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
-	e of Biological Numl portance: No 150m		Ancient Woodland: No	

Number of Ancient	Regionally Important RIGS within 150m: No			
	Geological Site: No			
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classificatio	on: Grade 3	Landscape Character: / Farmlands	Apedale Coalfield	
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	<b>Conservation Area</b> within 150m: 0	
Registered Park and Gardens:	No Reg	sistered Park and Garde	ns within 150m: No	
Physical Environment	·			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No	
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Non	e	Adverse Topography: No		
Accessibility				
Constrained Access: No	Public Right of Way: Y	c	Rural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <800m	
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: AB32			
Ward: Audley	Site Address: Land off	Nursery Gardens, Audle	ev
Deliverable: No	Developable: Yes	G	Greenfield/Brownfield:
Land Owner: Private	Site Use: Agriculture		iross Site Area (Ha): .98
Density Applied: 30	Developable Area App		evelopable Area (Ha): .83
Estimated Potential Capacity:	25	Site Gross Capacity: 25	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10		elivery Period (11-15 ears): 0
Call for Site: Yes	·	·	
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for employ	ment: Unsuitable
Availability: Available	Achievable: Yes		<b>'iable:</b> Yes
Does the site have planning		Inning permission for e	
permission for housing? No	boes the site have ple		inployment. No
for housing development. Acce has access to a range of service Site Selection Comment: Greenfield site within the Gree adjacent to the settlement of A Grade 3 Agricultural Land and i the site and there is a record o mitigated. Audley Conservation within 250m. An appropriate la open countryside. There are co particularly via Nursery Garder Planning and Sustainability Green Belt: Yes	es and facilities. In Belt that makes a stro Audley and has access to a part covered by a Mir f sewer flooding in the n Area is within 150m o andscape buffer would oncerns regarding the a	ong contribution to Greater of a range of services and heral Safeguarded Area. vicinity, all of which wo f the site and there are need to be provided be	en Belt purposes. It is d facilities. The site is Sewers run through uld need to be 2 listed buildings tween the site and the tes into the site,
	Assessment: Strong	Yes	Yes
Playing Pitch Strategy: N/A		Open Space Strategy: 1	
Economic Needs Assessment:	N/A	Low Zero Carbon Oppo (Less constrained)	
Natural Environment			
Local Nature Reserve: No	.NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Im	portance: No 150m	: 0	c <b>ient Woodland:</b> No
	Regionally Important	RIGS within 150m: No	
	Geological Site: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No

-		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 Reg	sistered Park and Garde	ns within 150m: No	
Physical Environment	<u>.</u>			
Surface Water Flood Risk: 1 i 100 years	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nent Area: No	
<b>Coal Authority High Risk Are</b> a No	a: Coal development Hig within): No	R	oal development Low isk Area (% within): es	
Mineral Safeguard Area: Part	ially on site	Adverse Topography: N	: No	
Accessibility				
Constrained Access: Yes			ural Site outside evelopment oundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m	
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >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 Appl	ied:80%	Developable Area (Ha): 2.19
Estimated Potential Capacity:	55 5	ite Gross Capa	i <b>city</b> : 55
Delivery Period (0-5 years): 0	Delivery Period (6-10 y	ears):	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable v	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 plar	ning permissio	on for employment? No
SHELAA Comment:	1		

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.

## Site Selection Comment:

The site is an undulating Greenfield site on the edge of Audley. It is situated within the Green Belt. This orginal 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		/ 1 -	· · · · · · · · · · · · · · · · · · ·		
Green Belt: Yes	Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
	Assessment: Mod			••	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		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
Biodiversity Alert Site: No S	ite of Biological	Numb	ber of SBIs within		ent Woodland: No
-	nportance: No	150m			
Number of Ancient	Regionally Import	tant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: N	0			
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification	on: Grade 3		Landscape Charact	er: A	udley Ancient Clay
-			Farmlands		
Heritage					
Listed Building: No	Number of Listed		Number of Listed Local Listing: No		Local Listing: No
	Buildings within 2	250m:	Buildings within 500m:		
	3		5		
Scheduled Ancient	Scheduled Ancien		Conservation Area: No Cor		
Monument: No	Monument within	n			within 150m: 1
	150m: No	0			
Registered Park and Gardens	: NO	кед	istered Park and Ga	raen	is within 150m: No
Physical Environment	L				
Surface Water Flood Risk: 1 i 30 years	n Flood Zone 2:			Flood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within):				3 <b>b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	emer	it Area: No
Coal Authority High Risk Area	•				oal development Low
No	within): No				sk Area (% within):
				Ye	
Mineral Safeguard Area: On s	site		Adverse Topograph	<b>iy:</b> N	0
Accessibility					
Constrained Access: No	Public Right of <b>\</b>	Nay: N	lo		ural Site outside
					evelopment
			0		oundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m		Open Space: <400n	n	Post Office: <800m
Primary School: <800m	Secondary School	:	<b>College:</b> >1600m		Town Centre:
Convenience Stores 1900	>1600m	500m	Buc Ston: <100m		>1600m Train Station:
Convenience Store: <800m	Supermarket: >16	JUUIN	<b>Bus Stop:</b> <400m		>1600m
			l		- 1000III

Site Details						
Site reference: AB34						
Ward: Audley	Site Address: Lar	nd off	Nar	ntwich Road / Pa	ark La	ane (2). Audlev
Deliverable: No	Developable: Yes			G	reenfield/Brownfield:	
Land Owner: SCC	Site Use: Agricult	ture			G	ross Site Area (Ha): 1.13
Density Applied: 30	Developable Are	a App	lied	<b>1:</b> 80%	D	evelopable Area (Ha): 90
Estimated Potential Capacity:	267		Site	Gross Capacity		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (	6-10 y	/ea	r <b>s):</b> 150		elivery Period (11-15 ears): 117
Call for Site: Yes						
Summary Comments						
Suitable for housing: Suitable	with policy change	<u>ــــــــــــــــــــــــــــــــــــ</u>	s	uitable for emp	lovn	nent: Unsuitable
Availability: Available	Achievable: Yes	-	5			able: Yes
-		vo nla	nni	na normission f		
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No					nployment? NO
settlement. The site is promote Important Geological site (Ken access to a range of services an <b>Site Selection Comment:</b> Greenfield site in the Green Be site is disconnected and is app Biodiversity Alert Site and Regi western boundary of the site a Agricultural Land and is within Road or Park Lane. The site is of with associated highways, infra the loss of agricultural land and facilities.	t Hill Quarry) adjo nd facilities. Public elt that makes a mo roximately 150m a ionally Important ( and a Public Right o a Mineral Safegua detached from the astructure and cha	ins pai Right oderat away f Geolog of Way ording settle irracter	rt o of te c rom gica y ru Are eme r an	f the western bo Way on site. ontribution to G n the inset settle I site (Kent Hill G ns through it. Th ea. Access may b ent of Audley. Th d appearance in	Greer Greer Quar De pro De sit	ary. The site has poor a Belt purposes. The at of Audley. A ry) adjoin part of the te is Grade 3 ovided via Nantwich e is significant in scale, ts, and would result in
Planning and Sustainability		1	_			
	Green Belt Assessment: Mode			Parcel Assessme	ent:	Assessed by ARUP:
Playing Pitch Strategy: N/A				en Space Strate	T. / · N	Yes
Economic Needs Assessment:	N/A		Low			rtunities: Potential
Natural Environment		ľ				
	LNR within 150m:		•	cial Protection a: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:			MSAR Site: No		RAMSAR Site within 250m: No
Im	U	Numb 150m:		of SBIs within	Anci	ent Woodland: No
	Regionally Importa Geological Site: No		RIG	S within 150m:	Yes	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classification: Grade 3		<b>Landscape Character:</b> Audley Ancient Clay Farmlands		
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	0	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within		within 150m: 0	
	150m: No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in	n Flood Zone 2:	F	Flood Zone 3:	
1000 years				
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No	
Coal Authority High Risk Area	: Coal development Hig	gh Risk Area (% 🛛 🗸 🕻	Coal development Low	
No	within): No	F	Risk Area (% within):	
		Y	′es	
Mineral Safeguard Area: On s	ite	Adverse Topography:	:No	
Accessibility				
Constrained Access: No	Public Right of Way: \		Rural Site outside	
			levelopment	
		1	oundary: Yes	
-	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: AB37			
	Site Address Land Fas	t of Alcogor Bood (1)	Audlov
Ward: Audley	Site Address: Land Eas		•
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: SCC	Site Use: Agriculture		Gross Site Area (Ha): 13.04
Density Applied: 30	Developable Area App		Developable Area (Ha): 8.1
Estimated Potential Capacity:	243	Site Gross Capacity: 2	43
Delivery Period (0-5 years): 0	Delivery Period (6-10 y	•	Delivery Period (11-15 years): 93
Call for Site: Yes			,,
Summary Comments			
	The self second	C that has for a smaller	and the fields
Suitable for housing: Suitable	1 7 8	Suitable for employ	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	nning permission for	employment? No
SHELAA Comment:			
A Green Belt site bordering th	e development boundar	y of Audley settlemen	t. The site is promoted
for housing development. A B	iodiversity Alert Site (Aud	dley Castle Banks) occ	upies part of the site to
the north-east. The site is also	partially affected by Flo	od Zones 2 and 3. Dev	elopable area
calculation takes this into acco			•
Audley Castle Hill Motte Schee			
facilities. Public Rights of Way			
Site Selection Comment:			
	on to safeguarding from ide and strong/moderate o preserving the setting a nservation Area, which is is also in close proximity, use Farmhouse and attac upies part of the site to t that runs through the sit for surface water floodir al Land and is within a Mi e site has access to a rang with associated highway Green Belt	encroachment due to degree of openness. and special character of within 150m of the s as is a Grade II listed thed wall and cottage he north-east. The sit e. The site is partially that would need to neral Safeguarding Ar e of services and facil s, infrastructure and c	the mainly less durable In addition, the site of historic towns due to ite. Audley Castle Hill building on the west A Biodiversity Alert e slopes down to the affected by Flood Zones be mitigated. The site ea. Two Public Rights of ities in nearby Audley. haracter and
		Yes	Partial
Playing Pitch Strategy: N/A		Open Space Strategy:	N/A
Economic Needs Assessment:	: N/A	Low Zero Carbon Opp (Less constrained)	
Natural Environment			
		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 Si	te of Biological	Numl	ber of SBIs within	Anci	ent Woodland:	
In	nportance:	150m	: 0			
Number of Ancient	Regionally Import	ant	RIGS within 150m:	No		
Woodlands within 150m: 0	Geological Site: N	0				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Characte</b> Farmlands	er: A	udley Ancient Clay	
Heritage						
	Number of Listed Buildings within 2 3		Number of Listed Buildings within 50 6		Local Listing: No	
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation</b> Area:	No	Conservation Area	
Monument: No	Monument withir	า			within <b>150</b> m: 1	
	<b>150m:</b> Yes					
Registered Park and Gardens:	No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 1 in	n Flood Zone 2: Ye	es		Flo	ood Zone 3: Yes	
30 years						
<b>FZ2 (% within):</b> 16.12999999999999999	FZ3 (% within): 1	14.742	2557789999999	FZ	<b>FZ3b (% within)</b> : 0	
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	emen	<b>t Area:</b> No	
Coal Authority High Risk Area	a: Coal developme	nt Hig	h Risk Area (%	Co	al development Low	
No	within): No			<b>Ri</b> : Ye	<b>sk Area (% within):</b> s	
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	ny: N	0	
Accessibility						
Constrained Access: No	Public Right of V	Vay: Y	′es	de	iral Site outside evelopment oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m	า	Post Office: <800m	
Primary School: <800m	<b>Secondary School</b> >1600m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >16	00m	<b>Bus Stop:</b> <800m		<b>Train Station</b> : >1600m	

Site Details			
Site reference: AB4			
Ward: Audley	Site Address: Land of	f Alsager Road, North o	of Audley
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 5.06
Density Applied: 30	Developable Area Ap	plied:80%	<b>Developable Area (Ha):</b> 4.05
Estimated Potential Capacity	<i>ı</i> : 122	Site Gross Capacity: 1	22
Delivery Period (0-5 years): (	Delivery Period (6-10	years): 122	Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	e with policy change	Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes	· ·	Viable: Yes
Does the site have planning		anning permission for	
permission for housing? No			
SHELAA Comment:			
A Green Belt site isolated and	d disconnected from Auc	llev and Bignall End set	tlement. The site is
promoted for a variety of use			
entertainment facilities, tour			· · · · · · · · · · · · · · · · · · ·
The Economic Needs Assessn			
this location. Alsagers Road d			
services and facilities.	•		0
Site Selection Comment:			
Greenfield site within the Gre	een Belt that makes a str	ong contribution to Gr	een Belt purposes. The
site is promoted for a variety		•	
Road does not have public fo			-
to a range of services and fac	ilities and is near the A5	00, with associated am	enity impacts. The site is
situated within the open cou	ntryside and is isolated a	and disconnected from	Audley and Bignall End
settlement. The western bou	ndary (Alsager Road) is o	durable and would prev	vent encroachment into
the countryside, however, all	of the remaining bound	aries are less durable,	comprising field
boundaries and would not pr	event encroachment if t	he site were to be dev	eloped. The topography
of the site rises up to the eas	t and provides long line	views all around the sit	e, as such, the site
supports a strong degree of c	ppenness. Overall, the sit	te makes a strong cont	ribution to safeguarding
from encroachment due to it	s less durable boundarie	es with the countryside	and its strong degree of
openness.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	<b>GB Parcel Assessmen</b> Yes	t: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy	: N/A
Economic Needs Assessment	t: Poor	Low Zero Carbon Opp (Less constrained)	oortunities: Potential
Natural Environment		,	
Local Nature Reserve: No	LNR within 150m: No	Created Dratestian	
Local Nature Reserve: NO		Special Protection Area: No	Special Area of Conservation: No

Biodiversity Alert Site: No Si	te of Biological	Num	ber of SBIs within	Ancient \	<b>Voodland:</b> No
l In	nportance: No	150m	: 0		
	Regionally Import		RIGS within 150m:	No	
	Geological Site: N				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:	<b>Cart</b> No	oon Capture Site:
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Characte</b> Farmlands	er: Audley	/ Ancient Clay
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 500 2		I Listing: No
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	No Con	servation Area
Monument: No	Monument withir 150m: No	۱		with	i <b>n 150m:</b> 0
Registered Park and Gardens	:No	Reg	sistered Park and Ga	rdens wi	thin 150m: No
Physical Environment					
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:			Flood	Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ3b (S	<b>% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes		Air Quality Manage	ment Are	ea: No
<b>Coal Authority High Risk Area</b> No	i: Coal developme within): No	nt Hig	sh Risk Area (%		evelopment Low rea (% within):
Mineral Safeguard Area: On s	ite		Adverse Topograph	<b>y:</b> No	
Accessibility					
Constrained Access: Yes	Public Right of V	Vay: N	10	develo	iite outside pment ary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m		<b>Open Space:</b> <800m		<b>Office:</b> >1600m
Primary School: <1600m	Secondary School >1600m		<b>College:</b> >1600m		n Centre:
Convenience Store: >1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <1600m		n Station:

Site reference: AB72					
Ward: Audley	Site Address: La	nd Fa	st of Wereton Road,	Aud	lev
Deliverable: No	Developable: Ye			1	reenfield/Brownfield:
	Developable. Te	.5			reenfield
Land Owner: Private	Site Use: Agricul	lture			ross Site Area (Ha):
	Site Ose. Agrical	iture			12
Density Applied: 30	Developable Are	ea Ap	plied:80%		evelopable Area (Ha):
Estimated Potential Capacity:	99		Site Gross Capacity		
Delivery Period (0-5 years): 0	Delivery Period	(6-10		D	elivery Period (11-15 ears): 0
Call for Site: Yes					•
Summary Comments					
Suitable for housing: Suitable	with policy chang	e	Suitable for emp	lovn	nent: Unsuitable
Availability: Available	Achievable: Yes				able: Yes
Does the site have planning			anning permission fo		
permission for housing? No	Does the site ha	ive pic			
SHELAA Comment:					
A Green Belt site adjacent to t	he development b	oound	arv of Miles Green s	ettle	ment. The site is
promoted for housing develop	•		•		
has access to some services ar					
Site Selection Comment:					
Greenfield site within the Gree	en Belt that makes	s a str	ong contribution to (	Gree	n Belt purposes. The
site is adjacent to but outside	the settlement bo	undai	ry of Miles Green. Th	ne sit	e comprises Grade 3
& 4 Agricultural Land and is wi			•		•
designations or designated he		-	•		environmentai
some services and facilities in	-	ie site	or on adjacent land		
across the former railway to jo	incurby vinuges. I			s. Tl	he site has access to
per and the rothing fully to ju		rom t	he eastern tip of the	s. Tl site	he site has access to access may be taken
Wereton Road has no footpath	pin-up with the foo	rom t otpath	he eastern tip of the along Station Road	s. Tl site into	he site has access to access may be taken Miles Green.
	pin-up with the foo h on the site side,	rom t otpath howe	he eastern tip of the a along Station Road ver, there is one from	s. Tl site into m th	he site has access to access may be taken Miles Green. e site leading into
Wereton Road has no footpath	bin-up with the foo h on the site side, side of the road.	rom t otpath howe Acces	he eastern tip of the n along Station Road ver, there is one from ss to Halmer End and	s. Tl site into m th	he site has access to access may be taken Miles Green. e site leading into
Wereton Road has no footpath Audley on the other (western)	bin-up with the foo h on the site side, side of the road.	rom t otpath howe Acces	he eastern tip of the n along Station Road ver, there is one from ss to Halmer End and	s. Tl site into m th	he site has access to access may be taken Miles Green. e site leading into
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability	bin-up with the foo h on the site side, side of the road.	rom t otpath howe Acces	he eastern tip of the n along Station Road ver, there is one from ss to Halmer End and pute.	s. Tl site into m th I Big	he site has access to access may be taken Miles Green. e site leading into
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes	bin-up with the foo h on the site side, side of the road. vay walking and cy	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from ss to Halmer End and pute.	s. Tl site into m th I Big	he site has access to access may be taken Miles Green. e site leading into nall End are also
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from ss to Halmer End and oute. GB Parcel Assessme	s. Tl site into m th d Big ent:	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from s to Halmer End and oute. GB Parcel Assessme Yes	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A	rom t otpath howe Acces ycle rc	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A	rom t otpath howe Acces ycle rc ng : No	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained Special Protection	s. Tl site into m th d Big ent: gy: N	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More Special Area of
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A LNR within 150m: SSSI within 250m:	rom t otpath howe Acces ycle rc ng : No : No	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No	s. Tl site into m th l Big ent: gy: N ppo	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More Special Area of Conservation: No RAMSAR Site within
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A LNR within 150m: SSSI within 250m: te of Biological	rom t otpath howe Acces ycle rc ng : No : No	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within	s. Tl site into m th l Big ent: gy: N ppo	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More Special Area of Conservation: No RAMSAR Site within 250m: No
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A LNR within 150m: SSSI within 250m: te of Biological pportance: No	rom t otpath howe Acces ycle rc ng : No : No : No <b>Num</b> <b>150</b> m	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within	s. TI site into m th Big ent: gy: N ppo	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More Special Area of Conservation: No RAMSAR Site within 250m: No
Wereton Road has no footpath Audley on the other (western) possible using the former railw Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Site Im Number of Ancient	bin-up with the foo h on the site side, side of the road. vay walking and cy Green Belt Assessment: Stror N/A LNR within 150m: SSSI within 250m: te of Biological	rom t otpath howe Acces ycle rc ng : No : No : No <b>Num</b> <b>150m</b> tant	he eastern tip of the n along Station Road ver, there is one from so to Halmer End and oute. GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 0	s. TI site into m th Big ent: gy: N ppo	he site has access to access may be taken Miles Green. e site leading into nall End are also Assessed by ARUP: Yes /A rtunities: More Special Area of Conservation: No RAMSAR Site within 250m: 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	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within <b>150m:</b> 0	
Registered Park and Gardens	:No Reg	gistered Park and Garde	ns within 150m: No	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% C	oal development Low	
No	within): No	R	isk Area (% within):	
			es	
Mineral Safeguard Area: On s	lite	Adverse Topography: N	lo	
Accessibility				
Constrained Access: Yes	Public Right of Way: N	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: AB73					
Ward: Audley	Site Address: Lar	nd Wes	t of Wereton Road	l, Au	dley
Deliverable: No		Developable: Yes		G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture		<b>G</b> I 0.	r <b>oss Site Area (Ha):</b> 5
Density Applied: 30	Developable Are	ea Appl	<b>ied:</b> 85%		<b>evelopable Area (Ha):</b> 43
Estimated Potential Capacity:	13	S	ite Gross Capacity	:13	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10 y	ears): 13		elivery Period (11-15 ears): 0
Call for Site: Yes	I				•
Summary Comments					
Suitable for housing: Suitable	with policy change	<u></u>	Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes	-	outcole for emp	-	able: Yes
-			ning normission f		
Does the site have planning permission for housing? No	Does the site hav	ve plar	ning permission f	or en	nployment? NO
SHELAA Comment:					
A Green Belt site dissconnecte settlement. The site is promot and facilities. <b>Site Selection Comment:</b> Greenfield site within the Gree	ed for housing dev	velopm	ent. The site has a	ccess	s to a range of services
site is located to the south of a existing development adjacen within and extends back into t northwest and southwest bou Agricultural Land and is locate designations or designated he access to a range of services a There are concerns regarding Audley along Wereton Road, h	t to the north, east he open countrysi ndaries adjoining t d within a Mineral ritage assets on th nd facilities. access to the site.	t and so de fron the ope Safegu e site c There	butheast boundari n a relatively short in countryside. It c larding Area. There or on adjacent land is no footpath lead	es of roac omp e are ls. Th ding f	the site, it is located frontage, with its rise Grade 4 no environmental e site as reasonable from the site into
Planning and Sustainability	,	<b>!</b>		,	
Green Belt: Yes	Green Belt Assessment: Stron		i <b>B Parcel Assessm</b> es	ent:	<b>Assessed by ARUP:</b> Yes
Playing Pitch Strategy: N/A		-	pen Space Strate	gy: N	/A
Economic Needs Assessment:	N/A	L	ow Zero Carbon O onstrained		
Natural Environment					
Local Nature Reserve: No	LNR within 150m:		pecial Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:	NoF	AMSAR Site: No		RAMSAR Site within 250m: No
Im	portance: No	150m:			ent Woodland: No
	Regionally Import Geological Site: No		IGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No
Agricultural Land Classificatio	on: Grade 4	<b>Landscape Character:</b> E Farmlands	Betley Ancient Clay
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m:	Buildings within 500m	:
	0	0	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within		within 150m: 0
	150m: No		
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:	F	lood Zone 3:
None			
FZ2 (% within): 0	<b>FZ3 (% within):</b> 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	<b>nt Area:</b> No
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% 🛛 🗸 🕻	oal development Low
No	within): No	R	isk Area (% within):
		Y	es
Mineral Safeguard Area: On s	site	Adverse Topography: 1	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N	No R	ural Site outside
		d	evelopment
		b	oundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre:
	<800m		>1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station:
			>1600m

Site Details				
Site reference: AB75				
Ward: Audley	<b>Site Address:</b> Land We Audley	est of Bignall End Road	/ Great Oak Road,	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield (with some Brownfield)	
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 5.19	
Density Applied: 30	Developable Area Apj		<b>Developable Area (Ha):</b> 4.95	
Estimated Potential Capacity:	148	Site Gross Capacity: 1	48	
Delivery Period (0-5 years): 0	Delivery Period (6-10	• •	Delivery Period (11-15 years): 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable v	with policy change	Suitable for employ	ment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning	Does the site have pla	anning permission for	employment? No	
permission for housing? No				
SHELAA Comment:				
A Green Belt site dissconnected	d from but in close prov	cimity to the developm	ent boundary of Audley	
/ Bignall End. The site is promo	-	-		
<b>.</b>	•	0 0 1		
community facilities, health, ec				
(Bignall End Road) adjoins the r	orth-eastern boundary	y. Bignall End Road has	no footpaths or street	
lighting. Coal Development Hig	h Risk Area and Public	Right of Way on site. T	ne site has access to	
some services and facilities.		0 /		
Site Selection Comment:				
A primarily Greenfield site with	in the Green Belt that i	makes a strong contrib	ution to Green Belt	
purposes. Overall the site make	es a strong contributior	to safeguarding from	encroachment due to	
its strong connection to the cou	-			
degree of openness it provides				
with a risk of surface water floo	-	-		
Development High Risk Area ar	• •	<b>e e</b>	• ,	
runs through the site. A Biodive	ersity Alert Site (Bignall	End Road) adjoins its r	orth-eastern boundary.	
The site is Grade 3 Agricultural	Land. The site has acce	ess to some services an	d facilities. It is located	
outside the development boun				
linked to the settlements via a				
adjacent to the existing settler				
		•	• •	
located within the open countr				
concerns over site access may i		d by an extension to th	e site, enabling primary	
vehicular access to be taken fro	om Bignall End Road.			
Planning and Sustainability				
	ireen Belt	GB Parcel Assessment	-	
	ssessment: Strong	Yes	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		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
Biodiversity Alert Site: Yes S	ite of Biological	Num	ber of SBIs within	Anci	ent Woodland: No
II	mportance: No	150m	n: 1		
Number of Ancient	<b>Regionally Import</b>		RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: N	0			1
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classification	on: Grade 3		<b>Landscape Characte</b> Farmlands	er: A	udley Ancient Clay
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 2	50m:	Buildings within 50		
	0		1		
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	No	Conservation Area
Monument: No	Monument within	า			<b>within 150m:</b> 0
	<b>150m:</b> No				
Registered Park and Gardens	: No	Reg	gistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
<b>Surface Water Flood Risk:</b> 1 i 30 years	n Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	C		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amer	ity concerns? No		Air Quality Manage	men	t Area: No
Coal Authority High Risk Are	a: Coal developme	ent Hig	sh Risk Area (%	Co	al development Low
Yes	within): Yes	-			sk Area (% within):
Mineral Safeguard Area: Part	tially on site		Adverse Topograph	<b>y:</b> N	0
Accessibility					
Constrained Access: Yes	Public Right of V	Nay: Y	′es	Rı	Iral Site outside
	_	-		de	evelopment
			-		undary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m		<b>Open Space:</b> <400m	1	Post Office: <400m
Primary School: <800m	Secondary School	:	College: >1600m		Town Centre:
	>1600m				>1600m
Convenience Store: <800m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details			
Site reference: AB77			
Ward: Audley	Site Address: Corner Ho	ouse Farm, Alsage	er Road, Audley
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 27.03
Density Applied: 30	Developable Area Appl	i <b>ed:</b> 80%	Developable Area (Ha): 21.04
Estimated Potential Capa	city: 631	Site Gross Capad	city: 631
0	i): Delivery Period (6-10 ye	ears): 150	Delivery Period (11-15 years): 150
Call for Site: Yes			
Summary Comments Suitable for housing: Suita	able with policy change	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planni permission for housing? N	ng Does the site have plan	ning permission	for employment? No
SHELAA Comment:			

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. Developabale 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.

## Site Selection Comment:

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 servcies 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	<b>GB</b> Parcel Assessment:	Assessed by ARUP:
	Assessment: Strong	Yes	Partial
Playing Pitch Strategy: N/A		Open Space Strategy: N	I/A

Economic Needs Assessmen	<b>μ</b> . ΝΙ/Λ	Low Zero Carbon Oppo	rtupitios: Moro
LUNOINIC NEEds Assessmen	<b>.</b> N/A	onstrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of
		Area: No	Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: No Si Ir	ite of Biological Num nportance: No 150m		ient Woodland: No
Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0			1
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: Grade 3	Landscape Character: A	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 Reg	gistered Park and Garder	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 2.71	FZ3 (% within): 2.09268	301799999999	FZ3b (% within): 0
Surrounding uses raise amer	nity concerns? Yes	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area: No	<b>Coal development Hig</b> h No	n Risk Area (% within):	<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area: On	site	Adverse Topography: N	10
Accessibility			
Constrained Access: Yes	Public Right of Way: Ye	25	Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details		
Site reference: AB78		
Ward: Audley	Site Address: Land North of Cross Lar	ie, Audley
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 0.436
Density Applied: 30	Developable Area Applied:95%	Developable Area (Ha): 0.414
Estimated Potential Capacity:	12 Site Gross Cap	acity: 12
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes	•	· ·
Summary Comments		
Suitable for housing: Suitable v	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 permissi	on for employment? No
SHELAA Comment:	•	
Bignall End settlement. The site	ed and dissconnected from the develo e is promoted for housing developmen	t. Cross Lane is a single lane
facilities. Public right of way on	or street lighting. The site has poor acc site. The southern part of the site is p	art 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.

## Site Selection Comment:

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.

Planning and Sustainabilit	у		
Green Belt: Yes	Green Belt	GB Parcel	Assessed by ARUP: N/A
	Assessment: Stro	ng Assessment: Yes	
Playing Pitch Strategy: N/	4	Open Space Strate	g <b>y:</b> N/A
Economic Needs Assessme	e <b>nt:</b> N/A	Low Zero Carbon (	Dpportunities: More
		constrained	
Natural Environment			
Local Nature Reserve: No	LNR within 150m	: No Special Protection	Special Area of
		Area: No	Conservation: No
SSSI: No	SSSI within 250m	: No RAMSAR Site: No	RAMSAR Site within
			<b>250m:</b> No
Biodiversity Alert Site:	Site of Biological	Number of SBIs	Ancient Woodland: No
	Importance:	within 150m: 0	

Number of Ancient	Regionally Important	PICS within 150m N	
Woodlands within 150m: 0	Geological Site: No		0
		11	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification	n: Grade 3	Landscape Character Farmlands	: Audley Ancient Clay
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within	Buildings within	
	<b>250m:</b> 0	<b>500m:</b> 1	
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area
Monument: No	Monument within	No	within 150m: 0
	<b>150m:</b> No		
Registered Park and Gardens: I	No Re	gistered Park and Gard	dens 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 amenit	ty concerns? No	Air Quality Managen	nent Area: No
Coal Authority High Risk Area:	Coal development Hi	gh Risk Area (%	Coal development Low
No	within): No		Risk Area (% within):
			Yes
Mineral Safeguard Area: On si	te	Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way:	/es	Rural Site outside
			development
			<b>boundary:</b> No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre: >1600m
	>1600m		
Convenience Store: <1600m	Supermarket:	Bus Stop: <1600m	Train Station: >1600m
	>1600m		

Site Details			
Site reference: AB79			
Ward: Audley	Site Address: Land Sou	th of Cross Lane. Aud	ev
Deliverable: No	Developable: Yes	,	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 3.185
Density Applied: 30	Developable Area App	lied:80%	Developable Area (Ha): 2.548
Estimated Potential Capacity	<b>y:</b> 76	Site Gross Capacity:	76
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 y	vears): 76	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitabl	e with policy change	Suitable for emplo	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning		nning permission for	
permission for housing? No		0	
SHELAA Comment:			
A Green Belt site located isol	lated and dissconnected	from the developme	nt boundary of Audley and
Bignall End settlement. The		•	
Greatoak Road are single lan	•	- ·	
access to a range of services	•		
application site, including the	-	•	
Decision pending June 2024.	•		(101. 25/00522/101).
Site Selection Comment:			
Greenfield site within the Gr	een Belt that makes a st	trong contribution to	Green Belt nurnoses
[although it is noted that the		-	
only comprising the western			•
still suggests a strong contrib		-	
Land and is within a Mineral			e e
surface water flooding on sit	-		
designations or designated h		-	
a range of services and facilit	-	•	•
which are single lane roads v			
settlement boundary of Aud			
south and west, the site is es			
the nearby settlement.			
Planning and Sustainability			
Green Belt: Yes	Green Belt	GB Parcel Assessme	
	Assessment: Strong	Yes	nt. Assessed by ARIID.
			nt: Assessed by ARUP:
Plaving Pitch Strategy: N/A			N/A
Playing Pitch Strategy: N/A	1	Open Space Strategy	N/A <i>j</i> : N/A
Playing Pitch Strategy: N/A Economic Needs Assessmen	1	Open Space Strategy Low Zero Carbon Op	N/A <i>j</i> : N/A
	1	Open Space Strategy	N/A <i>j</i> : N/A
Economic Needs Assessmen	1	Open Space Strategy Low Zero Carbon Op	N/A <i>j</i> : N/A

Biodiversity Alert Site: No S	ite of Biological	Number of SBIs within	Ancient Woodland: No
Ir	nportance: No	L50m: 0	
Number of Ancient Woodlands within 150m: 0	Regionally Importa Geological Site: No		i: No
Tree Preservation Order: No	Total TPOs onsite:	0 Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: Grade 3	<b>Landscape Chara</b> Farmlands	cter: Audley Ancient Clay
Heritage			
Listed Building: Yes	Number of Listed Buildings within 2 0	Number of Listed 50m: Buildings within 5 2	
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No		a: No Conservation Area within 150m: 0
Registered Park and Gardens	: No	Registered Park and C	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 ame	nity concerns? No	Air Quality Mana	gement Area: No
<b>Coal Authority High Risk Area:</b> No	<b>Coal development</b> No	High Risk Area (% with	nin): Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On	site	Adverse Topogra	phy: No
Accessibility			
Constrained Access: No	Public Right of Wa	<b>y:</b> No	Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400	Om Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >16	00m <b>Bus Stop:</b> <800m	Train Station: >1600m

Site Details					
Site reference: BL18					
Ward: Talke & Butt Lane	Site Address: Clough Hall	Site Address: Clough Hall Playing Fields, Talke			
Deliverable: No	Developable: Yes	Developable: Yes			
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 Sit	e Gross Capacit	<b>ty:</b> 150		
Delivery Period (0-5 years): 0	Delivery Period (6-10 yea	ars): 150	<b>Delivery Period (11-15</b> years): 0		
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable v	with policy change	Suitable for em	ployment: Unsuitable		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning permission for housing? No	Does the site have plann	ing permission	for employment? No		
SHELAA Comment:					

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.

## Site Selection Comment:

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.

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.

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.

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.

I / OI Well-selved by p				
Green Belt	GB Parcel	Assessed by ARUP: Yes		
Assessment: Weak	Assessment: Yes			
use	Open Space Strategy	<i>r</i> : N/A		
N/A		portunities: Less		
	constrained			
	1			
LNR within 150m: N	•	Special Area of		
		Conservation: No		
SSSI within 250m: N	o <b>RAMSAR Site:</b> No	RAMSAR Site within 250m: No		
0		ncient Woodland: No		
<b>Regionally Importar</b>	t RIGS within 150m: N	0		
Geological Site: No				
Total TPOs onsite: 4	Heavily Wooded:	Carbon Capture Site: N		
: Urban / Grade 4	Landscape Character Coalfield Farmlands	Landscape Character: South Kidsgrove		
Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 6	Local Listing: No		
		Conservation Area		
Monument within		within 150m: 0		
	egistered Park and Gar	dens within 150m: <b>No</b>		
	-			
Flood Zone 2:		Flood Zone 3:		
<b>FZ3 (% within):</b> 0		<b>FZ3b (% within):</b> 0		
	Air Quality Manager			
	• •	Coal development Low		
within): Marginally		Risk Area (% within): Yes		
i 	Adverse Topography			
Public Right of Way	Yes	Rural Site outside development boundary: Yes		
Hospital: >1600m	Open Space: <400m	Post Office: <800m		
<b>Secondary School:</b> <1600m	College: >1600m	Town Centre: <1600m		
	Green Belt Assessment: Weak use N/A LNR within 150m: Na SSSI within 250m: Na e of Biological Num ortance: No 150 Regionally Importan Geological Site: No Total TPOs onsite: 4 a: Urban / Grade 4 Number of Listed Buildings within 250m: 0 Scheduled Ancient Monument within 150m: No Scheduled Ancient Monument within 150m: No No Re Flood Zone 2: FZ3 (% within): 0 y concerns? No Coal development H within): Marginally :e	Assessment: Weak Assessment: Yes   use Open Space Strategy   N/A Low Zero Carbon Op constrained   LNR within 150m: No Special Protection Area: No   SSSI within 250m: No RAMSAR Site: No   e of Biological portance: No Number of SBIs within 150m: 1   Regionally Important Geological Site: No RIGS within 150m: No   Total TPOs onsite: 4 Heavily Wooded:   I: Urban / Grade 4 Landscape Character Coalfield Farmlands   Number of Listed Buildings within 250m: 0 Number of Listed Buildings within 150m: No   No Registered Park and Gard   Flood Zone 2: FZ3 (% within): 0   y concerns? No Air Quality Managen Coal development High Risk Area (% within): Marginally   ree Adverse Topography   Public Right of Way: Yes Hospital: >1600m   Hospital: >1600m Open Space: <400m		

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

Site Details			
Site reference: BL24			
Ward: Talke & Butt Lane	Site Address: Land adja	acent 31 Banbury Street	t, Talke
Deliverable: No	Developable: Yes	,	Greenfield/Brownfield Brownfield
Land Owner: Private	Site Use: Vacant Land		Gross Site Area (Ha): 0.27
Density Applied: 40	Developable Area App	lied:95%	Developable Area (Ha) 0.26
Estimated Potential Capacity	<b>y:</b> 10	Site Gross Capacity: 1	0
<b>Delivery Period (0-5 years)</b> : 0	Delivery Period (6-10 y	ears): 10	Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitabl	e	Suitable for employ	ment: Unsuitable
Availability: Available	Achievable: Yes		<b>Viable:</b> Yes
Does the site have planning permission for housing? No	Does the site have plan	nning permission for er	nployment? No
land owner still wants to dev reflects this. The site is prede which makes it unsuitable fo facilities. Development high <b>Site Selection Comment:</b> This is a brownfield and vaca unit. It has previously been g 14/00027/FUL). Highways ac the local road network. Part safeguarding area. There is a mitigated. The site is relative 400m of the site.	ominantly surrounded b r employment developr risk area on site. nt site. This site is surro viven approval for 13 dw cess is capable from Bar of the site is in a coal au potential issue with sur	y residential developm nent. The site has acces unded by residential de rellings (a permission w nbury Street but may re ithority high risk area a rface water on the site	ent and a retail unit ss to some services and evelopment and a retail hich has since lapsed, re equire improvements to nd a mineral which would need to be
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessment	t: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy:	N/A
Economic Needs Assessment: N/A Low Zero Carbon Opportunities: Unsuit			ortunities: 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
مأيد بدمناه بدينات فالتناط	·· · · · · · ·		• • • • • • • • • • • • • • • • • • • •

nportance: No 150m: 0 Regionally Important RIGS within 150m: No

Biodiversity Alert Site: No Site of Biological Importance: No

Woodlands within 150m: 0 Geological Site: No

Number of Ancient

Number of SBIs within Ancient Woodland: No

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site:
			No
Agricultural Land Classificati	on: Urban	Landscape Character: N	lone - urban area
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m	: Buildings within 500m:	
	0	1	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within		within 150m: 0
	<b>150m:</b> No		
Registered Park and Gardens	s: <b>No</b> Re	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment	·		
Surface Water Flood Risk: 1	Flood Zone 2:		Flood Zone 3:
in 30 years			
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise ame	nity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk	Coal development Hig	h Risk Area (% within):	Coal development Low
Area: Yes	Yes		Risk Area (% within):
			Yes
Mineral Safeguard Area: On	site	Adverse Topography: N	10
Accessibility			
Constrained Access: No	Public Right of Way: N	0	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	<b>Town Centre:</b> <1600m

Site Details			
Site reference: BL3			
Ward: Talke & Butt Lane	Site Address: Land off	Slacken Lane, Kidsgro	ive
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Green space		<b>Gross Site Area (Ha):</b> 9.28
Density Applied: 40	Developable Area App	lied:85%	<b>Developable Area (Ha):</b> 2.66
Estimated Potential Capacity:	107	Site Gross Capacity: 1	107
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 y	<b>vears):</b> 107	Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentia	lly suitable	Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pla	nning permission for	employment? No
permission for housing? No			
SHELAA Comment:			
A land locked site located with	in the Kidsgrove urban a	rea. The site is prom	oted for housing
development and open space.	-		-
to the north-west located with	•		-
and Hardings Wood Conservat			
large proportion of the site is i		· ·	-
Strategy 2022. Estimated pote			
to a range of services and facil			-
building on site. Public right of			
Site Selection Comment:	way adjoins the western	r boundary.	
The site is being promoted for	housing dovelopment a	nd anon snaca. Sita is	a groopfield site with
the majority of the site within	<b>e</b> .	· ·	-
western corner of the site is w	•	•	
Harding's Wood Conservation			
is in close proximity to Kidsgro			
on site. The site has access to a	-		
proximity of the site to the We			
coal authority high risk area ar	-		
Building on site (Woodshutts F		•	-
gradient. There are concerns o			
the A34 Congleton Road and the	-		•
topographical and concerns re			-
with associated highways, infra	astructure and character	and appearance imp	acis.
Planning and Sustainability			
	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:
		N/A	N/A
Playing Pitch Strategy: N/A			: In part, Hardings Wood
		Site	
Economic Noods Assossment:			nortunitios: Unquitable

Economic Needs Assessment: N/A

Natural Environment

Low Zero Carbon Opportunities: Unsuitable

Local Nature Reserve: No	LNR within 150m: N	No	Special Protection	Sp	pecial Area of
			Area: No	Co	onservation: No
SSSI: No	SSSI within 250m: በ	No	RAMSAR Site: No		AMSAR Site within 50m: No
-	0	luml .50m		ncier	t Woodland:
Number of Ancient	Regionally Importa	nt	RIGS within 150m: N	0	
Woodlands within 150m: 0	Geological Site:				
Tree Preservation Order:	Total TPOs onsite:	0	Heavily Wooded:	Ca N	arbon Capture Site:
Agricultural Land Classification	on: Urban		Landscape Character	: Nor	ie - urban area
Heritage					
Listed Building: Yes	Number of Listed Buildings within 25 3		Number of Listed Buildings within 500 7		ocal Listing: No
Scheduled Ancient	Scheduled Ancient		Conservation Area:	No <b>Co</b>	onservation Area
Monument: No	Monument within 150m: No			w	ithin 150m: 1
Registered Park and Gardens:	No	Reg	istered Park and Gar	dens	within 150m: <b>No</b>
Physical Environment		<u> </u>			
Surface Water Flood Risk: 1 i 30 years	n Flood Zone 2:			Floo	d Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ3k	<b>o (% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes		Air Quality Managen	nent /	Area: No
Coal Authority High Risk Area	a: Coal developmen	t Hig	h Risk Area (%	Coal	development Low
Yes	within): Yes	-			Area (% within):
				Mar	ginally
Mineral Safeguard Area: On s	site		Adverse Topography	: No	
Accessibility					
Constrained Access: Yes	Public Right of W	ay: N	10	deve	al Site outside elopment ndary: No
GP/ Health Centre: <400m	Hospital: >1600m		<b>Open Space:</b> <400m	Pe	ost Office: <800m
Primary School: <400m	Secondary School: <800m		<b>College:</b> >1600m		<b>own Centre:</b> 1600m
Convenience Store: >1600m	Supermarket: <800	m	<b>Bus Stop:</b> <400m	Tı	rain Station: <800m

Site Details				
Site reference: BL31				
Ward: Kidsgrove &	Site Address: Woodlar	ds Farm, Church Lawton		
Ravenscliffe				
Deliverable: No	Developable: No		Greenfield/Brownfield:	
			Greenfield/ Brownfield	
			mix	
Land Owner: Private	Site Use: Agricultural		Gross Site Area (Ha):	
	-		1.15	
Density Applied: 40	Developable Area App	lied:85%	Developable Area (Ha):	
			0.98	
Estimated Potential Capacit	<b>y:</b> 39	Site Gross Capacity: 39		
Delivery Period (0-5 years):	Delivery Period (6-10	/ears):	Delivery Period (11-15	
			years):	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Unsuit	able	Suitable for employr	nent: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning		nning normission for om		
permission for housing? No	Does the site have pla	inning permission for em		
SHELAA Comment:				
	th Hardings Mood alon	a Liverneel Read East D	art of the cite is in	
This site is located to the nor Chashira Fast which raises a	-			
Cheshire East which raises a Area within 400m and a liste		, , ,	-	
Site Selection Comment:	a building. The LCOHON	ne neeus Assessment gra	dues the site as poor.	
The site can be accessed via	Livernool Road Fast Th	e land is flat however se	ems to be in use as	
farmland. The site has a num	-			
a strong contribution to the				
Cheshire East. The site is gra	-	-		
the site which would require	-	-	-	
Planning and Sustainability				
Green Belt: Yes	Green Belt	GB Parcel Assessment	Assessed by ARUP: Yes	
	Assessment: Strong	No		
Playing Pitch Strategy: No	Assessment. Strong	Open Space Strategy: N	0	
Economic Needs Assessmen	t: Door	Low Zero Carbon Opportunities: Potential (Less		
Economic Needs Assessmen		constrained)	iunities. Potential (Less	
Natural Environment		constrained		
Local Nature Reserve: No	IND within 150ms Ma	Enocial Drotaction	Enocial Area of	
Local Nature Reserve: NO	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
CCCI: No				
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	
			250m: No	
Biodiversity Alert Site: No	Site of Biological	Number of SBIs within	Ancient Woodland: No	
Number of Ancient	Importance: No	150m: 0		
Number of Ancient	Regionally Important	RIGS within 150m: No		
Woodlands within 150m: 0		l la avrila i M/a a al a al i	Caula an Cautaina Citar	
Tree Preservation Order: No	iotal IPUs onsite: 0	Heavily Wooded:	Carbon Capture Site:	
		1	No	
	lana Crada 2			
Agricultural Land Classificat Heritage	ion: Grade 3	Landscape Character: N	one	

Listed Building: No	Number of Listed Buildings within		Number of Listed Buildings within 500m:	Local Listing: No
Scheduled Ancient Monument: No	250m: 1 Scheduled Ancient Monument within 150m: No		3 Conservation Area: No	Conservation Area within 150m: 1
Registered Park and Gardens	: No Registered Park and Garden		ns within 150m: <b>No</b>	
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 Managemer				t Area: No
Coal Authority High Risk Area: Yes	<b>Coal development High Risk Area (% within):</b> Yes			<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area: Coal & Fire Clay and Adverse Topography: N Superficial Sand & Gravel			0	
Accessibility			1	
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		<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800	m	<b>Bus Stop:</b> <400m	Train Station: <800m

Site Details						
Site reference: BL32						
Ward: Talke & Butt Lane	Site Address: Land bety	woon Conglaton Road a	nd Knowles View Rutt			
	Lane	veen congleton koau a				
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield:</b> Greenfield				
Land Owner: Private	Site Use: Green space	Gross Site Area (Ha): 0.85				
Density Applied: 40	Developable Area Appl	Developable Area (Ha): 0.72				
Estimated Potential Capacity	<b>y:</b> 20	Site Gross Capacity: 20	)			
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 y	ears): 20	Delivery Period (11-15 years): 0			
Call for Site: Yes						
Summary Comments						
Suitable for housing: Suitable	e	Suitable for employ	ment: Unsuitable			
	Achievable: Yes		Viable: Yes			
Does the site have planning		ning permission for en				
permission for housing? No	Does the site have plat					
SHELAA Comment:						
The site is located within the Kidsgrove urban area, and promoted for multiple uses including						
including housing, employme	-	•	-			
health, tourist accommodation		•				
site as 'average'. Furthermor			-			
_			-			
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		-	, , , ,			
Site Selection Comment:						
The site is a greenfield site w	ithin the urban area and	d is currently being pror	noted for a mix of uses.			
The site is currently being use						
site. The site is surrounded b						
to be possible from the adjoi	ning housing developme	ent site to the north via	Knowles View. Public			
right of way runs along the w	vestern boundary of the	site. The site is in a min	eral safeguard area and			
a coal authority high risk area	a. The site has access to	some services and facil	ities. 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.						
Planning and Sustainability		1				
Green Belt: No	Green Belt	GB Parcel Assessment	-			
	Assessment: No	N/A	N/A			
Playing Pitch Strategy: N/A		Open Space Strategy: N/A				
Economic Needs Assessment: Average   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 Nur Importance: No 150	nber of SBIs within And m: 0	cient Woodland: No			
Number of Ancient	Regionally Important	RIGS within 150m: No				
Woodlands within 150m: 0	-					
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No			
Agricultural Land Classificati	on: Urban	Landscape Character:	None - urban area			
Heritage						
Listed Building: No	Number of Listed Buildings within 250n 0	Number of Listed n: Buildings within 500m 0	Local Listing: No :			
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area			
Monument: No	Monument within 150m: No		within <b>150m:</b> 0			
Registered Park and Gardens	: No Re	egistered Park and Garde	ens within 150m: <b>No</b>			
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 ame	nity concerns? No	Air Quality Manageme	ent Area: No			
Coal Authority High Risk Area: Yes	<b>Coal development Hig</b> Yes	h Risk Area (% within):	Coal development Low Risk Area (% within):			
			Marginally			
Mineral Safeguard Area: On	site	Adverse Topography:				
Accessibility						
Constrained Access: No	Public Right of Way: Y	'es	Rural Site outside			
			development			
		I	boundary: No			
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m			
Primary School: <400m	Secondary School: <1600m	<b>College:</b> >1600m	Town Centre: <1600m			
Convenience Store: >1600m	Supermarket: <1600m	n <b>Bus Stop:</b> <400m	Train Station: <1600m			

Site Details			
Site reference: BL4			
Ward: Talke & Butt Lane	Site Address: Land	at Slacken Lane	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Green Spa	се	<b>Gross Site Area (Ha):</b> 5.908
Density Applied: 40	Developable Area A	Applied:80%	<b>Developable Area (Ha):</b> 4.73
Estimated Potential Capacity:	170	Site Gross Capacity	: 170
Delivery Period (0-5 years):	Delivery Period (6-2	l <b>0 years):</b> 150	Delivery Period (11-15 years): 20
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potential	ly suitable	Suitable for emp	loyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have	planning permission fo	or employment? No
SHELAA Comment:			
Site now has an application 06	/00620/208. Submitt	ed previously as part o	of JLP, overlapping land
from BL3. Public right of way a			
wood conservation area and lis	-	-	
required. Designated open spa	-		
Site Selection Comment:		07	
The site is being promoted for the majority of the site within a Conservation Area is located in proximity to Kidsgrove Wastew The site has access to a range of proximity of the site to the We coal authority high risk area an Building within 150m of site (W	the development lim close proximity to the vater Treatment wor of services and facilit st Coast Mainline an d a mineral safeguar	its of the Kidsgrove un ne northern boundary. ks. There are a number ies. There are amenity d Wastewater Treatme d area is on site. There	ban area. Harding's Wood The site is in close r of mature trees on site. concerns given the ent works. The site is in a e is a Grade II Listed
-	-		
boundary of site (slacken lane a amenity, topographical and co			_
pending consideration for 170			-
Planning and Sustainability			
	Green Belt	GB Parcel Assessme	ent: Assessed by ARUP:
	Assessment:	N/A	N/A
Playing Pitch Strategy: N/A		-	gy: Natural and Semi
Economic Needs Assessment:	N/A		pportunities: Unsuitable
Natural Environment			· ·
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSI within 250m: No		RAMSAR Site within 250m: No
-	•	mber of SBIs within Om: 0	Ancient Woodland: No

Number of Ancient	Regionally Importan	t	RIGS within 150m: No	<b>)</b>	
	Geological Site: No	•		-	
Tree Preservation Order: No			Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification	n: Urban area		Landscape Character:	: N	one
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 250	m:	Buildings within 500n	n:	
	3		6		
Scheduled Ancient	Scheduled Ancient		Conservation Area: N	0	Conservation Area
Monument: No	Monument within				within <b>150</b> m: 1
	150m: No				
Registered Park and Gardens:	Νο	Reg	istered Park and Gard	en	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in	n Flood Zone 2:			Fle	ood Zone 3:
30 years					
FZ2 (% within): 0	FZ3 (% within): 0			FΖ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No		Air Quality Management Area: No		
Coal Authority High Risk Area	: Coal development	Hig	h Risk Area (%	Co	al development Low
Yes	within): Yes		Risk Area (% within):		•
				М	arginally
Mineral Safeguard Area: Coal Superficial Sand & Gravel	& Fire Clay and		Adverse Topography:	N	0
Accessibility					
Constrained Access: Yes	Public Right of Wa	<b>y:</b> Y	es	Rι	Iral Site outside
				de	evelopment
				bc	oundary: No
GP/ Health Centre: <400m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <800m
Primary School: <800m	Secondary School:		<b>College:</b> >1600m		Town Centre:
	<1600m				<1600m
Convenience Store: >1600m	Supermarket: <800m	n	<b>Bus Stop:</b> <400m		Train Station:
					<1600m

Site Details				
Site reference: BL8				
Ward: Talke & Butt Lane	Site Address: Land adja	icent roundabout at W	est Avenue, Kidsgrove	
Deliverable: No	Developable: Yes		Greenfield/Brownfield:	
			Brownfield	
Land Owner: Private	Site Use: Vacant land		Gross Site Area (Ha):	
			1.42	
Density Applied: 40	Developable Area App	lied:85%	Developable Area (Ha):	
			1.21	
Estimated Potential Capacity	<b>y:</b> 40	Site Gross Capacity: 4		
Delivery Period (0-5 years):	Delivery Period (6-10 v	ears): 40	Delivery Period (11-15	
0			years): 0	
Call for Site: Yes			, ,	
Summary Comments				
Suitable for housing: Suitabl	 ۵	Suitable for emplo	vment: Suitable	
Availability: Available	Achievable: Yes	Suitable for emplo	Viable: Yes	
		· · · · · · · · · · · · · · · · · · ·		
Does the site have planning	Does the site have plai	ning permission for e	mployment? No	
permission for housing? No				
SHELAA Comment:	Kidograva urban araa -	The site is promoted fo	r housing dovelopment	
The site is located within the	-	•		
and has a lapsed planning ap dwellings refused (Ref. 18/00				
SHELAA methodology. Devel		• •		
•••			-	
has access to some services a Site Selection Comment:	and facilities. No curren	L permission as of June	2024.	
	and is a vacant site in th	a urban araa. Tha sita	is baing promoted for	
The site is a brownfield land housing development and ha				
15/00368/OUT). The site loca		• ·	<b>-</b> .	
uses. The site is adjacent to e				
authority high risk area and i				
to some services and facilitie				
water impacts on the site wh		•		
been obtained, then it is con				
development. No current pe				
around 40 dwellings.				
Taking into account and bala	ncing the range of facto	rs considered in the SS	M and summarised	
above, alongside the outcom				
and relevant evidence base i	•	••	•	
Local Plan subject to approp	riate policy wording.			
Planning and Sustainability	· · · · ·			
Green Belt: No	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:	
	Assessment: No	N/A	N/A	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment: N/A Low Zero Carbon Opportunities: Unsuitable				
Natural Environment				
		Special Ducto sting	Encoial Area of	
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
	CCCI within 250mm No	Area: No	Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	
			<b>250m:</b> No	

Biodiversity Alert Site: No Si		umber of SE	Nc within	Ancient M	Voodland: No
-	-	50m: 0			
Number of Ancient	Regionally Importa		thin 150m:	No	
Woodlands within 150m: 0 Geological Site: No					
Tree Preservation Order: No	Total TPOs onsite:	0 Heavily	Wooded:	<b>Carb</b> o No	on Capture Site:
Agricultural Land Classificati	on: Urban	Landsca	pe Charact	er: None -	· urban area
Heritage					
	Number of Listed Buildings within 25 0		r of Listed s within 50		Listing: No
Scheduled Ancient	Scheduled Ancient	Conserv	ation Area	: No Cons	ervation Area
	Monument within 150m: No			withi	<b>n 150m:</b> 0
Registered Park and Gardens	: No	Registered	Park and G	ardens wit	hin 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:			Flood	d Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ3b	(% within): 0
Surrounding uses raise amer	nity concerns? No	Air Qua	lity Manag	ement Are	ea: No
	<b>Coal development I</b> Marginally	ligh Risk Ar	ea (% withi	-	development Low Area (% within):
Mineral Safeguard Area: wit	hin 250m	Adverse	e Topograp	hy: No	
Accessibility					
Constrained Access: No	Public Right of Way	: No		deve	l Site outside lopment dary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Sj	<b>bace:</b> <800	m Post	Office: <800m
Primary School: <400m	<b>Secondary School:</b> <1600m	College	: >1600m	Towr	<b>Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: <160	Om <b>Bus Sto</b>	<b>p:</b> <400m	Train	<b>Station</b> : <1600m

Site Details				
Site reference: BW1				
Ward: Bradwell	Site Address: Chatterle	v Valley Lowlands		
	Road, Bradwell	y valicy, Lowiands		
Deliverable: No	Developable: Yes		Greenfield/Brownfield:	
			Brownfield	
Land Owner: NuLBC	Site Use: Green space		Gross Site Area (Ha):	
	Sile Ose. Green space		6.4	
Density Applied: 50	Developable Area App	liad. 20%	Developable Area (Ha):	
Density Applied. 50	Developable Alea App	<b>iieu.</b> 8076	5.2	
Estimated Potential Capacity	<b>v:</b> 260	Site Gross Capacity: 20		
Delivery Period (0-5 years):			Delivery Period (11-15	
0			years): 0	
Call for Site: No			<i>yearey</i> : e	
Summary Comments				
Suitable for housing: Unsuita	ahle	Suitable for employ	ment: Suitable	
Availability: Available	Achievable: Yes	pultuble for employ	Viable: Yes	
•				
Does the site have planning	Does the site have plai	nning permission for en	nployment? No	
permission for housing? No				
SHELAA Comment:	N			
The site is located within the		-		
Estate. The Borough Council				
premises onto this site. The s		• •		
but has now expired. Neighb	_			
approval for employment us		_	_	
Development high risk areas				
Peacock Hay Road. The site h		ge of services and facilit	ies. Site understood to	
have recently been subject to	o pre app discussions.			
Site Selection Comment:				
The site is located within Nev		•		
site had planning approval fo			•	
Economic Needs Assessment			-	
Road. Surface water flood ris		• • • •	the site. Part of the site	
is in a Coal Authority high ris				
Taking into account and bala				
above, alongside the outcom	-	•••		
and relevant evidence base i		this site is included as ar	n allocated site in the	
Local Plan subject to approp	riate policy wording.			
Planning and Sustainability		T		
Green Belt: No	Green Belt	GB Parcel Assessment	•	
	Assessment: No	N/A	N/A	
Playing Pitch Strategy: N/A Open Space Strategy: N/A				
Economic Needs Assessmen	t: Good	Low Zero Carbon Opp	ortunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
	1	Area: No	Conservation: No	
		i cui no	conservation: NO	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	

Biodiversity Alert Site: No	Site of Biological	Number of SBIs within	Ancient Woodland: No
	Importance: No	150m: 1	
Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0	Geological Site: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: None Agricultural	Landscape Character: N	lone - 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	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within 150m: No		within <b>150m:</b> 0
Registered Park and Gardens	: No Reg	sistered Park and Garder	ns within 150m: <b>No</b>
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 amer	hity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk</b> Area: Yes	<b>Coal development High</b> Yes	. ,	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Par	tially on site	Adverse Topography: N	lo
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	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: >1600m	Train Station: >1600m

Site Details					
Site reference: CH13					
Ward: Cross Heath	Site Address: Castletow	n Grange, Dougla	as Road, Cross Heath		
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield		
Land Owner: Aspire Housing	Site Use: Sheltered hou	ising	Gross Site Area (Ha): 0.59		
Density Applied: 50	Developable Area Appl	lied:85%	Developable Area (Ha): 0.46		
Estimated Potential Capacity	<b>/:</b> -12	Site Gross Capac	ity: -12		
Delivery Period (0-5 years): 0	Delivery Period (6-10 y	ears): -12	Delivery Period (11-15 years): 0		
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potenti	ally suitable	Suitable for er	nployment: Unsuitable		
Availability: Available	Achievable: Yes		Viable: No		
Does the site have planning		ning permission			
permission for housing? No	boes the site have plat				
SHELAA Comment:	1				
The site is located within the	Newcastle urban area	and promoted for	housing development. The		
		•	ltered housing development,		
and is surrounded by housing		•			
			n of 35 units (over 55's) which		
would result in a net loss of 1					
and Garden in the Open Space					
Developable area calculation			-		
facilities. Net loss of -7 deter			-		
Site Selection Comment:			Sheevenethodology.		
This brownfield site within th complex. It offers good acces surrounding land uses make there are no significant topog Flood Zones 2 and 3, necessit Development should be direc on the site edge also requires safeguarding area.	sibility to local services it more suitable for hous graphical or heritage cor tating careful flood risk a cted towards areas of lo	and facilities, inclusing than employr nstraints, a south- assessment and m w flood risk. The p	uding public transport. The ment development. While easterly section falls within nitigation strategies. presence of established trees		
Taking into account and bala	ncing the range of facto	rs considered in tl	he SSM and summarised		
above, alongside the outcom					
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	<b>GB Parcel Assess</b> N/A	ment: Assessed by ARUP: N/A		
Playing Pitch Strategy: N/A		Open Space Stra	tegy: Park and Garden		
Economic Needs Assessment	t: N/A	Low Zero Carbon	Opportunities: Unsuitable		
Natural Environment					
Local Nature Reserve: No	LNR within 150m: No	<b>Special Protectio</b> Area: No	on Special Area of		

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:	<b>Carbon Capture Site</b> : No
Agricultural Land Classification	on: Urban	Landscape Character: N	lone - 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	: <b>No</b> Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2: Yes		Flood Zone 3: Yes
<b>FZ2 (% within):</b> 8.3900000000000000	FZ3 (% within): 7.30763	317599999996	<b>FZ3b (% within)</b> : 0
Surrounding uses raise amer	nity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area: No	<b>Coal development Hig</b> ł No	n Risk Area (% within):	<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area: On	site	Adverse Topography: N	10
Accessibility			
Constrained Access: No	Public Right of Way: No	0	Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	<b>Secondary School:</b> <800m	College: <800m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details			
Site reference: CH14			
Ward: Cross Heath	Site Address: Maryhil	l Day Centre, Wilmo	ott Drive, Cross Heath
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: SCC	Site Use: Training / Da	ay Centre	Gross Site Area (Ha): 0.69
Density Applied: 50	Developable Area Ap	plied:85%	Developable Area (Ha): 0.59
Estimated Potential Capacit	<b>y:</b> 30	Site Gross Capaci	i <b>ty:</b> 30
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 30	Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potent	ially suitable	Suitable for en suitable	nployment: Potentially
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pla	anning permission f	or employment? No
permission for housing? No			
SHELAA Comment:			
The site is located within the		•	
-	tate adjoins the easter	n boundary. The site	e has access to some services
and facilities. Site Selection Comment:			
centre. It offers access to so dwellings. The site presents to the Lymedale Cross Indus	me local services and fa no major environmenta trial Estate on the east d traffic impacts. As hig d, as access from Wilmo trees on site also requi ancing the range of fact nes of the Sustainability it is recommended that	acilities and is consid al or heritage constr ern boundary may ra ghlighted by Stafford ott Court would requ res consideration du ors considered in th y Appraisal / Habitat	dshire County Council, access uire off-site highway works. uring development. the SSM and summarised ts Regulations Assessment
	Green Belt		
Green Belt: No	Assessment: N/A	B Parcel Assess	ment: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strat	
Economic Needs Assessmen	nt· N/Δ		<b>Opportunities:</b> Unsuitable
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protectio Area: No	n Special Area of Conservation: No
SSSI: No	SSSI within 250m: No		
-	•	mber of SBIs within Im: 0	
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150n	n: No

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

Site Details				
Site reference: CH3				
Ward: Cross Heath	Site Address: Land at	Hoon Avenue. Cross H	leath	
Deliverable: Yes	Developable: No			
Land Owner: SCC	Site Use: Open space		Gross Site Area (Ha): 3.8	
Density Applied: 50	Developable Area Ap	olied:80%	Developable Area (Ha): 2.12	
Estimated Potential Capacity:	100	Site Gross Capacity: 1	100	
Delivery Period (0-5 years): 100	Delivery Period (6-10	years):	<b>Delivery Period (11-15</b> years): 0	
Call for Site: Yes	1			
Summary Comments				
Suitable for housing: Suitable		Suitable for emplo	wment: Unsuitable	
Availability: Available	Achievable: Yes	outdoic for emplo	Viable: No	
Does the site have planning	Does the site have pla	nning normission for		
permission for housing? Yes	Does the site have pla	anning permission for	employment? No	
SHELAA Comment:				
The site is located within the N	owcastle urban area la	nd promoted for hous	ing development A	
planning application (ref 20/01		•		
29/02/2024, construction not s		•		
SHELAA methodology until per		•		
Amenity Greenspace in the Op	-			
development. A primary / seco			-	
proximity to the eastern bound			-	
employment development. The	•	-		
Site Selection Comment:		0		
Designated as low-quality/low- Greenfield site within the urba accessibility to local services ar of open space and potential im proximity to Lyme Brook raises flooding, which may necessitat site also needs consideration d approved on appeal 29/02/202	n area is currently design nd facilities, including so pact on the landscape potential flood risk co e mitigation measures. uring development pla	gnated as open space. chools and public tran character require care ncerns, particularly reg The presence of an el	It offers good sport. However, the loss eful evaluation. The site's garding surface water lectrical substation on	
Planning and Sustainability				
	Green Belt Assessment:	<b>GB Parcel Assessmen</b> N/A	t: Assessed by ARUP: N/A	
Playing Pitch Strategy: N/A		Open Space Strategy	: Amenity Greenspace	
Economic Needs Assessment:	N/A	Low Zero Carbon Op	portunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
-	e of Biological Num portance: No 150m		ncient Woodland: No	

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

Site Details					
Site reference: CL6					
Ward: Clayton	Site Address: Stafford	Crescent (garage	site)		
Deliverable: No	Developable: Yes			reenfield/Brownfield: reenfield	
Land Owner: Aspire Housing	Site Use: Green space			ross Site Area (Ha): 48	
Density Applied: 40	Developable Area Ap	plied:95%		evelopable Area (Ha): 34	
Estimated Potential Capacity	: 14	Site Gross Capac	<b>ity:</b> 14		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 14		elivery Period (11-15 ears): 0	
Call for Site: No					
Summary Comments					
Suitable for housing: Potentia	ally suitable	<b>Suitable for e</b> suitable	mployr	nent: Potentially	
Availability: Available	Achievable: Yes		V	iable: Yes	
Does the site have planning permission for housing? No	Does the site have pla	anning permissio	n for er	mployment? Yes	
Site Selection Comment: This small Greenfield site with access to a range of services a its irregular shape and the pre area and present challenges f constrained by its physical cha	and facilities, including a esence of numerous mat or layout and design. As	health centre, sc ure trees signific	hools, a antly lir	and shops. However, nit its developable	
Planning and Sustainability					
Green Belt: No	Green Belt Assessment:	<b>GB Parcel Assess</b> N/A	ment:	<b>Assessed by ARUP:</b> N/A	
Playing Pitch Strategy: N/A		<b>Open Space Strategy:</b> N/A			
Economic Needs Assessment	: N/A	Low Zero Carbo	n Oppo	rtunities: Unsuitable	
Natural Environment					
Local Nature Reserve: No	LNR within 150m: No	Special Protectio Area: No	on	Special Area of Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: N	D	RAMSAR Site within 250m: No	
In	nportance: No 150m			ient Woodland: No	
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150	n: NO		
	Total TPOs onsite: 0	Heavily Wooded	: No	<b>Carbon Capture Site:</b> No	
Agricultural Land Classificatio	on: Urban	Landscape Chara	acter: N	lone - urban area	
Heritage					

Listed Building: No	Number of Listed Buildings within 250 0		Number of Listed Buildings within 500r 1		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	•	Conservation Area: N	-	Conservation Area within 150m: 0
Registered Park and Gardens	: No	Regi	stered Park and Gard	len	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 100 years	in Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ	<b>3b (% within):</b> 0
Surrounding uses raise amer	nity concerns? No		Air Quality Managem	nen	<b>t Area:</b> No
<b>Coal Authority High Risk Are</b> No	a: Coal development within): No	Higl	h Risk Area (%		al development Low sk Area (% within): 'S
Mineral Safeguard Area: Par	tially on site		Adverse Topography	: N	0
Accessibility					
Constrained Access: No	Public Right of Way	<b>y:</b> N	0	de	iral Site outside evelopment oundary: No
GP/ Health Centre: <800m	Hospital: <1600m		Open Space: <400m		Post Office: <400m
Primary School: <800m	Secondary School: <800m		<b>College:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <800m	Supermarket: <800m	n I	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details					
Site reference: CL8					
Ward: Clayton	Site Address: La	nd Ea	st of Cambridge Driv	/e (2)	, Clayton
Deliverable: No	Developable: No			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture			r <b>oss Site Area (Ha):</b> 06
Density Applied: 40	Developable Are	ea Ap	<b>plied:</b> 80%		<b>evelopable Area (Ha):</b> 65
Estimated Potential Capacity	<b>y:</b> 66		Site Gross Capacity	: 66	
Delivery Period (0-5 years): (	0 Delivery Period	(6-10	<b>years):</b> 66		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Unsuita	able		Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: No
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission f	or er	nployment? No
A Green Belt site bordering t development. Ancient wood western boundary. The site h <b>Site Selection Comment:</b> Located on the urban fringe characterised by its agricultu Clayton Conservation Area a confirmed the site's strong ca countryside from encroachm The development may have careful consideration. While relatively narrow Cambridge fields, mature trees, and an o development planning. <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	and (Rakes Wood) in has access to a range and bordering the N haral use and a slight djoin part of the we ontribution to Gree hent and preserving potential ecological the site offers acces Drive presents chal buthouse building o Green Belt Assessment: Stror	and C e of s gradie stern n Belt the s impa ss to a llenge n site	layton Conservation ervices and facilities astle urban area, this ent. Ancient woodla boundary. The Gree t purposes, particula etting and special ch cts on the ancient w a range of services an s requiring mitigatic also necessitates ca <b>GB Parcel Assessme</b> No <b>Open Space Strates</b>	Area Greend (F Priven Beende Priven Beende Privende Privende Privende Privende Privende	en Belt site is Rakes Wood) and the elt 2024 assessment afeguarding the ter of historic areas. and and requires icilities, access via the ne presence of grazing I consideration during Assessed by ARUP: Yes
Economic Needs Assessmen	<b>t:</b> N/A		Low Zero Carbon O	ppo	rtunities: 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
-	U	Num 150m		Anci	ent Woodland: No
Number of Ancient Woodlands within 150m: 1		0	RIGS within 150m:	No	1
Tree Preservation Order: Yes	s <b>Total TPOs onsite</b>	: 1	Heavily Wooded:		<b>Carbon Capture Site:</b> No

Agricultural Land Classificatio	n: Grade 3		Landscape Character	:Ly	me River Valley	
Heritage						
	Number of Listed Buildings within 250 1		Number of Listed Buildings within 500 1		Local Listing: No	
Monument: No	Scheduled Ancient Monument within 150m: No		Conservation Area:	-	Conservation Area within 150m: 1	
Registered Park and Gardens:	No	Reg	istered Park and Garo	den	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 1 ir 1000 years	Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0			FZ	FZ3b (% within): 0	
Surrounding uses raise ameni	ty concerns? No		Air Quality Managen	nen	t Area: No	
<b>Coal Authority High Risk Area</b> No	: Coal development within): No	Hig	h Risk Area (%		oal development Low sk Area (% within): s	
Mineral Safeguard Area: On s	ite		Adverse Topography	aphy: No		
Accessibility						
Constrained Access: No	Public Right of Way	<b>y:</b> N	0	de	iral Site outside evelopment oundary: No	
GP/ Health Centre: <800m	Hospital: >1600m		Open Space: <400m		Post Office: <800m	
-	Secondary School: <400m		<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: >1600m	Supermarket: <800m	I	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site Details		
Site reference: CT1		
Ward: Crackley & Red Street	Site Address: Land at Red Street and	High Carr Farm
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield</b> Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 22.69
Density Applied: 50	Developable Area Applied:80%	Developable Area (Ha) 18.15
Estimated Potential Capacity:	530 Site Gross Capa	acity: 530
<b>Delivery Period (0-5 years):</b> 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 permissi	on for employment? No
SHELAA Comment:		

## SHELAA Comment:

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.

## Site Selection Comment:

This is a greenfield site in the Green Belt that borders Newcastle urban area and is in relatively close proximity to Kidgsrove 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.

iu / or weil-serveu	by pu			
Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
Assessment: Wea	k	Yes		Yes
		Open Space Strate	gy: N	/A
: Good		Low Zero Carbon Opportunities: Unsuitable		
LNR within 150m:	No	Special Protection		Special Area of
		Area: No		Conservation: No
SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within
			-	<b>250m:</b> No
•			Anci	ent Woodland: No
nportance: No	150m	: 0		
• • •		RIGS within 150m:	No	
-				Γ
Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
on: Grade 4		Landscape Charact	er: So	outh Kidsgrove
		Coalfield Farmlands	5	
Number of Listed		Number of Listed		Local Listing: No
Buildings within 2	50m:	Buildings within 50	0m:	
0		0		
		Conservation Area:	No	
	ı			within 150m: 0
No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
n <b>Flood Zone 2</b> :			Fle	ood Zone 3:
FZ3 (% within): (	)	<b>FZ3b (% within)</b> : 0		
-			emer	<b>it Area:</b> No
a: Coal developme within): Yes	nt Hig	sh Risk Area (%	Ri	oal development Low sk Area (% within):
ially on site		Adverse Topograph		
-			-	
Public Right of V	Vay: Y	′es	Rı	ural Site outside
				evelopment
				•
			bo	oundary: No
Hospital: >1600m		<b>Open Space:</b> <400n		oundary: No Post Office: <1600m
Hospital: >1600m Secondary School		<b>Open Space:</b> <400n <b>College:</b> >1600m		
-		· ·		Post Office: <1600m
	Green Belt Assessment: Wea : Good LNR within 150m: SSSI within 250m: ite of Biological mortance: No Regionally Import Geological Site: N Total TPOs onsite Dn: Grade 4 Number of Listed Buildings within 2 0 Scheduled Ancien Monument within 150m: No Scheduled Ancien Monument within 150m: No No Flood Zone 2: FZ3 (% within): O a: Coal developme within): Yes	Green Belt Assessment: Weak :: Good LNR within 150m: No SSSI within 250m: No ite of Biological Numl mportance: No Regionally Important Geological Site: No Total TPOs onsite: 0 Total TPOs onsite: 0 On: Grade 4 Number of Listed Buildings within 250m: 0 Scheduled Ancient Monument within 150m: No : No Reg n Flood Zone 2: FZ3 (% within): 0 ity concerns? No a: Coal development Hig within): Yes	Assessment: Weak       Yes         Open Space Strateg         :: Good       Low Zero Carbon O         LNR within 150m: No       Special Protection Area: No         SSSI within 250m: No       RAMSAR Site: No         ite of Biological mportance: No       Number of SBIs within 150m: 0         Regionally Important Geological Site: No       RIGS within 150m: Coalfield Farmlands         Total TPOs onsite: 0       Heavily Wooded: Coalfield Farmlands         Number of Listed Buildings within 250m: 0       Number of Listed Buildings within 50 0         Scheduled Ancient Monument within 150m: No       Number of Listed Buildings within 60 0         r No       Registered Park and Ga         n       Flood Zone 2: FZ3 (% within): 0         ity concerns? No       Air Quality Manage         a:       Coal development High Risk Area (% within): Yes	Green Belt       GB Parcel Assessment:         Assessment: Weak       Yes         Open Space Strategy: N       Low Zero Carbon Opport         LNR within 150m: No       Special Protection Area: No         SSSI within 250m: No       RAMSAR Site: No         ite of Biological mportance: No       Number of SBIs within 150m: 0         Regionally Important Geological Site: No       RIGS within 150m: No         Total TPOs onsite: 0       Heavily Wooded:         on: Grade 4       Landscape Character: So Coalfield Farmlands         Number of Listed Buildings within 250m: 0       Number of Listed Buildings within 500m: 0         Scheduled Ancient Monument within 150m: No       Conservation Area: No         n       Flood Zone 2:       Flate FZ3 (% within): 0         ity concerns? No       Air Quality Managemer Air Quality Managemer         a:       Coal development High Risk Area (% within): Yes       Co         Public Right of Way: Yes       Ru

Site reference: CT10			
Ward: Holditch & Chestertor	n Site Address: Parkhou	ise Road West, Chest	erton
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
			Greenfield
Land Owner: NuLBC	Site Use: Open space		<b>Gross Site Area (Ha):</b> 4.16
Density Applied: 50	Developable Area Ap	plied:80%	Developable Area (Ha): 2
Estimated Potential Capacit	<b>y:</b> 100	Site Gross Capacity:	100
Delivery Period (0-5 years):	0 Delivery Period (6-10	years):	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			- I• · ·
Summary Comments			
Suitable for housing: Potent	ially suitable	Suitable for empl suitable	oyment: Potentially
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission fo	
SHELAA Comment:	1		
The site is located within the	Newcastle urban area. a	nd identified as low o	uality / low value
Amenity Greenspace in the (			
the eastern boundary of the			
recognises the site falls with		-	•
also considers the site appro		• •	
is promoted for employment		•	
and developable supply for h			
on site. Areas of mature tree	-	•	
access to some services and			
Site Selection Comment:			
The site sits within the Newc	astle-under-Lyme urban	area and is a brownfi	
promoted for development t	-		eld site. The site is being
Amenity Greenspace in the (			-
	Open Space Strategy 2022		low quality / low value
the eastern boundary of the		2. Parkhouse Industria	low quality / low value al Estate (West) adjoins
	site. The Economic Need	2. Parkhouse Industria s Assessment grades	low quality / low value al Estate (West) adjoins the site 'poor', but
the eastern boundary of the recognizes the site falls with	site. The Economic Need in an established location	2. Parkhouse Industria Is Assessment grades In for employment. Fu	low quality / low value al Estate (West) adjoins the site 'poor', but rthermore, the
the eastern boundary of the recognizes the site falls with assessment also considers th	site. The Economic Need in an established location he site appropriate for ho	2. Parkhouse Industria 's Assessment grades n for employment. Fu using development. 1	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has
the eastern boundary of the	site. The Economic Need in an established location he site appropriate for ho ed for employment deve	2. Parkhouse Industria 's Assessment grades n for employment. Fur using development. 7 lopment only. Site wa	low quality / low value al Estate (West) adjoins the site 'poor', but rthermore, the 'he land owner has as used as a former marl
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo	2. Parkhouse Industria is Assessment grades in for employment. Fun using development. T lopment only. Site wa opment high risk area	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has as used as a former marl on site. Areas of mature
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo	2. Parkhouse Industria is Assessment grades in for employment. Fun using development. T lopment only. Site wa opment high risk area	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has as used as a former marl on site. Areas of mature
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo	2. Parkhouse Industria is Assessment grades in for employment. Fun using development. T lopment only. Site wa opment high risk area	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has as used as a former marl on site. Areas of mature
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities.	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo	2. Parkhouse Industria is Assessment grades in for employment. Fur using development. T lopment only. Site wa opment high risk area ater flooding. The site	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has as used as a former marl on site. Areas of mature
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities. <b>Planning and Sustainability</b>	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo ected by some surface wa	2. Parkhouse Industria is Assessment grades in for employment. Fur using development. T lopment only. Site wa opment high risk area ater flooding. The site	low quality / low value al Estate (West) adjoins the site 'poor', but thermore, the The land owner has as used as a former marl on site. Areas of mature thas access to some
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities. <b>Planning and Sustainability</b>	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo ected by some surface wa	2. Parkhouse Industria Is Assessment grades In for employment. Fur Jusing development. T Iopment only. Site wa Iopment high risk area ater flooding. The site GB Parcel Assessme N/A	low quality / low value al Estate (West) adjoins the site 'poor', but rthermore, the The land owner has as used as a former marl on site. Areas of mature thas access to some <b>nt:</b> Assessed by ARUP:
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities. <b>Planning and Sustainability</b> <b>Green Belt:</b> No	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo ected by some surface war Green Belt Assessment: No	2. Parkhouse Industria Is Assessment grades In for employment. Fur Using development. T Iopment only. Site wa opment high risk area ater flooding. The site GB Parcel Assessme N/A Open Space Strateg	low quality / low value al Estate (West) adjoins the site 'poor', but "thermore, the "he land owner has as used as a former marl on site. Areas of mature e has access to some "nt: Assessed by ARUP: N/A
the eastern boundary of the recognizes the site falls withi assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities. <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo ected by some surface war Green Belt Assessment: No	2. Parkhouse Industria Is Assessment grades In for employment. Fur Using development. T Iopment only. Site wa opment high risk area ater flooding. The site GB Parcel Assessme N/A Open Space Strateg	low quality / low value al Estate (West) adjoins the site 'poor', but of thermore, the The land owner has as used as a former marl on site. Areas of mature thas access to some <b>nt:</b> Assessed by ARUP: N/A y: Amenity Greenspace
the eastern boundary of the recognizes the site falls with assessment also considers th confirmed the site is promot pit and is within a minerals s trees are on the site. Site aff services and facilities. <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessmen</b>	site. The Economic Need in an established location he site appropriate for ho ed for employment deve afeguarding area. Develo ected by some surface war Green Belt Assessment: No	2. Parkhouse Industria Is Assessment grades In for employment. Fur Using development. T Iopment only. Site wa opment high risk area ater flooding. The site GB Parcel Assessme N/A Open Space Strateg	low quality / low value al Estate (West) adjoins the site 'poor', but of thermore, the The land owner has as used as a former marl on site. Areas of mature thas access to some <b>nt:</b> Assessed by ARUP: N/A y: Amenity Greenspace

SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-		Numl 150m		Anci	ent Woodland: No
	Regionally Import		RIGS within 150m:	No	
	Geological Site: N				I
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded: N	10	Carbon Capture Site: No
Agricultural Land Classificatio	n: None Agricultu	al	Landscape Characte	er: N	one - urban area
Heritage					
	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 1		Local Listing: No
Scheduled Ancient	Scheduled Ancien	t	Conservation Area:	No	Conservation Area
Monument: No	Monument withir	1			within 150m: 0
	150m: No				
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: None	Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	3 <b>b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No		Air Quality Manage	men	<b>it Area:</b> No
<b>Coal Authority High Risk Area</b> No	: Coal developme within): Margina	-	h Risk Area (%		oal development Low sk Area (% within):
Mineral Safeguard Area: On s	ite		Adverse Topograph	iy: N	0
Accessibility					
Constrained Access: No	Public Right of V	Vay: N	lo	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m		<b>Open Space:</b> <400n		Post Office: <800m
Primary School: <400m	Secondary School <1600m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details			
Site reference: CT20			
Ward: Holditch & Chesterton	Site Address: Rowhur	st Close, Chesterton	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield</b> : Greenfield
Land Owner: Part NuLBC / unknown	Site Use: Vacant land		Gross Site Area (Ha): 8.88
Density Applied: 50	Developable Area Ap	plied:80%	Developable Area (Ha): 7.11
Estimated Potential Capacity:	355	Site Gross Capacity: 3	355
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 0	Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Unsuitab	le	Suitable for emplo	vment: Suitable
Availability: Available	Achievable: Yes	•	, Viable: Yes
Does the site have planning	Does the site have pla	anning permission for	
permission for housing? No			pioyinenti ito
owner for part of this site is cu development which makes it u grades the site as 'average'. De The site has some access to se <b>Site Selection Comment:</b> The site is located within the N The site is surrounded by exist development. The Economic N safeguarding area. Coal Author affected by surface water flood Any potential land contaminat Site of Biological Importance is consideration will need to be g depending on employment use Taking into account and balance above, alongside the outcomes and relevant evidence base it i	nsuitable for housing d evelopment high risk an rvices and facilities. lewcastle urban area, a ing employment uses w eeds Assessment grade rity high risk areas, min d risk, but not considered ion & air quality issues a located to the north w given to potential impact es. The site has some ac cing the range of factor s of the Sustainability A s recommended that th	evelopment. The Ecor eas, mineshafts and for nd adjoins Rowhurst C which makes it unsuital es the site as 'average' eshafts and historic la ed to impact deliverab would require assess rest of the site (beyond ets, including habitat d eccess to services and fa s considered in the SSI ppraisal / Habitats Reg	Close Industrial Estate. Close Industrial Estate. ble for residential . Site is within a minerals ndfill on site. Site is ility for employment. nent. The Apedale Marsh d 150m) and istinctiveness, acilities. M and summarised gulations Assessment
Local Plan subject to appropria	te policy wording.		
Planning and Sustainability			
	Green Belt Assessment: N/A	N/A	It: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy	: N/A
Economic Needs Assessment:	Average	Low Zero Carbon Opp constrained	portunities: Less
Natural Environment			
Local Nature Reserve: No	.NR 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
-		Numl 150m		Anci	ent Woodland: No
	Regionally Import Geological Site: N		RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classificatio	<b>n:</b> Grade 4		Landscape Characte	er: N	one - urban area
Heritage			L		
	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 1		Local Listing: No
Monument: No	Scheduled Ancien Monument withir 150m: No	-	Conservation Area:		Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 ir 30	Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	<b>3b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No		Air Quality Manage	men	<b>t Area:</b> No
<b>Coal Authority High Risk Area</b> Yes	: Coal developme within): No	nt Hig	h Risk Area (%		oal development Low sk Area (% within): 25
Mineral Safeguard Area: On s	ite		Adverse Topograph	y: N	0
Accessibility					
Constrained Access: No	Public Right of V	Vay: N	lo	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <800m
-	Secondary School <800m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <800m		<b>Train Station</b> : >1600m

Site reference: CT25 Ward: Crackley & Red Street					
Ward: Crackley & Red Street					
	Site Address: Lar	nd off	Audley Rodd, Chest	ertoi	า
Deliverable: No	Developable: Yes			Gr	eenfield/Brownfield: eenfield
Land Owner: Private	Site Use: Agricult	ure		<b>Gr</b> 1.(	<b>oss Site Area (Ha):</b> 08
Density Applied: 50	Developable Are	а Арр	lied:85%		evelopable Area (Ha): 918
Estimated Potential Capacity	<b>:</b> 45		Site Gross Capacity:	: 45	
Delivery Period (0-5 years): 0	) Delivery Period (	6-10 y	<b>ears):</b> 45		elivery Period (11-15 ars): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potentia	ally suitable		Suitable for emp	loym	ent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: Yes
Does the site have planning	Does the site hav	ve pla	nning permission fo	or en	ployment? No
permission for housing? No					
A Green Belt site bordering the development. The site has po- development high risk areas of Site Selection Comment: This is a Green Belt site borded development. The site has po- strong overall contribution to areas on site. Access can be g access point and therefore, ju existing settlement and in the Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment	or access to a range on site. ering the Newcastle or access to a range of Green Belt purpose gained via Audley ro unction improvement e Green Belt therefor Green Belt Assessment: Stron	e of se urban e of se es. Pul ad how nts are pre it c	rvices and facilities. area. The site is provide and facilities. plic right of way and wever hedgerows a required. The site could contribute to u	Pub omo It is I dev re cu is loc urba ent: y: N,	lic right of way and ted for housing assessed as having a relopment high risk rrently blocking this cated away from the n sprawl Assessed by ARUP: Yes /A
		0	constrained		
Natural Environment					
Local Nature Reserve: No	LNR within 150m:		Special Protection Area: No		Special Area of Conservation: No
	LNR within 150m: SSSI within 250m:		•		•
Local Nature Reserve: No SSSI: No	SSSI within 250m:	No I	Area: No RAMSAR Site: No		Conservation: No RAMSAR Site within
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No S	SSSI within 250m: ite of Biological	No I	Area: No RAMSAR Site: No er of SBIs within		Conservation: No RAMSAR Site within 250m: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Ir Number of Ancient	SSSI within 250m: ite of Biological mportance: No Regionally Importa	No I Numb 150m: ant I	Area: No RAMSAR Site: No er of SBIs within	Anci	Conservation: No RAMSAR Site within 250m: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Si	SSSI within 250m: ite of Biological nportance: No	No I Numb 150m: ant I	Area: No RAMSAR Site: No er of SBIs within	Anci	Conservation: No RAMSAR Site within 250m: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Ir Number of Ancient Woodlands within 150m: 0	SSSI within 250m: ite of Biological nportance: No Regionally Importa Geological Site: No	No I Numb 150m: ant I	Area: No RAMSAR Site: No er of SBIs within	<b>Anci</b> No	Conservation: No RAMSAR Site within 250m: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Ir Number of Ancient Woodlands within 150m: 0	SSSI within 250m: ite of Biological nportance: No Regionally Importa Geological Site: No Total TPOs onsite:	No   Numb 150m: ant   0	Area: No RAMSAR Site: No er of SBIs within 0 RIGS within 150m: I	<b>Anci</b> No	Conservation: No RAMSAR Site within 250m: No ent Woodland: No Carbon Capture Site: No

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

Site Details				
Site reference: HD26				
Ward: Audley	Site Address: Land South of Shraleybrook Road, Halmer End			
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield</b> : Greenfield	
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 1.79	
Density Applied: 30	Developable Area Ap	plied:85%	Developable Area (Ha): 1.51	
Estimated Potential Capacity	<b>/:</b> 45	Site Gross Capa	acity: 45	
Delivery Period (0-5 years): (	Delivery Period (6-10	years): 45	<b>Delivery Period (11-15</b> years): 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable	e with policy change	Suitable for	employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning	Does the site have pl	anning permissi	on for employment? No	
permission for housing? No		•••		
SHELAA Comment:				
A Green Belt site bordering tl	he development bounda	ry of Halmer En	d settlement. The site is	
promoted for housing develo	pment. A Site of Biologi	cal Importance (	Hayes Wood) adjoins the	
western boundary, and a Bio	diversity Alert Site (Bate	swood) adjoins t	he southern boundary.	
Highway access off High Stree	et may require some imp	provement as it a	appears to be narrow. The site	
has access to some services a	ind facilities. Developme	ent high risk area	is confined within the	
southern boundary.				
Site Selection Comment:				
Greenfield site within the Gre	een Belt that makes a we	eak contribution	to Green Belt purposes. The	
site is detached from Audley	and Bignall End but adjo	ins the develop	ment boundary of Halmer End	
on its south side. A Site of Bio	ological Importance (Hay	es Wood) adjoir	ns the western boundary of the	
site and a Biodiversity Alert S	ite (Bateswood) adjoins	its southern bou	Indary. There are no	
designated heritage assets or	n the site or on adjacent	land. The site ha	as a risk of surface water	
flooding that would need to I	pe mitigated. There is a (	Coal Developme	nt High Risk Area on site,	
however, this only affects a s	trip of land along its sou	thern boundary	Part of the site is within a	
Mineral Safeguarding Area. T	here is a potential for co	ontamination on	a small area of site due to the	
presence of a former brickwo	orks to its east. The site is	s a mix of Grade	3 and 4 Agricultural Land. The	
site has access to some servio	ces and facilities. There a	are concerns reg	arding access to the site, which	
the site promoter considers r	nay be addressed throug	gh the creation o	of a simple priority-controlled	
junction off Shraleybrook Roa			-	
Halmer End settlement, whic	h is in the other settlem	ents and rural a	ea tier of the settlement	
hierarchy.				
Planning and Sustainability				
Green Belt. Ves	Green Belt	GR Parcel Asse	ssment. Assessed by ARIID.	

Green Belt: Yes	Green Belt	GB Parcel Assessment:	Assessed by ARUP:		
	Assessment: Weak	Yes	Yes		
Playing Pitch Strategy: N/A	A Open Space Strategy: N/A		/A		
Economic Needs Assessment: N/A		Low Zero Carbon Opportunities: Unsuitable			
Natural Environment	Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection Special Area of			
		Area: No	Conservation: No		

SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	ite of Biological nportance: No	Num 150m		Anci	ent Woodland: No
	Regionally Import Geological Site: N	0	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classification	on: Grade 3 and 4		Landscape Characte Farmlands	er: A	pedale Coalfield
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 0	0m:	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:	No	Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	gistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 i 100 years	n <b>Flood Zone 2</b> :			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	0		FZ	3b (% within): 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	men	<b>it Area:</b> No
<b>Coal Authority High Risk Are</b> a Yes	a: Coal developme within): Margina		sh Risk Area (%		oal development Low sk Area (% within): 25
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	iy: N	0
Accessibility					
Constrained Access: Yes	Public Right of V	Vay: №	lo	de	ural Site outside evelopment oundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m		Open Space: <400m	۱ ١	Post Office: <1600m
Primary School: <1600m	<b>Secondary School</b> <400m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details					
Site reference: HM10					
Ward: Audley	Site Address: La	nd of	f Victoria Avenue, M	iles (	Green
Deliverable: No	Developable: Yes				reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agriculture				ross Site Area (Ha): 25
Density Applied: 30	Developable Ar	ea Ap	plied:80%	<b>D</b> 0 1.	<b>evelopable Area (Ha):</b> 8
Estimated Potential Capacity:	54		Site Gross Capacity	:54	
Delivery Period (0-5 years): 0	Delivery Period	(6-10	<b>years):</b> 54		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy chang	e	Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes		·	Vi	able: Yes
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission fo	or en	nployment? No
site. Site Selection Comment: This is a greenfield site. It is in purposes. Due to its shape and only connected to the settleme Avenue. The site has some acc impacts that would need to be detatched from Audley and Big other settlements and rural are	l orientation, the ent on one side. A ess to services an mitigated. The si gnal End and bord	site p Access d faci te is i lers th	rotrudes into the op is capable of being a lities. There are pote n a coal authority hig ne Miles Green settle	en co achie ential gh ris	ountryside. The site is eved from Victoria I surface water sk area. The site is
Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
	Assessment: Stro	ng	Yes		Yes
Playing Pitch Strategy: N/A			Open Space Strate		
Economic Needs Assessment:	N/A		Low Zero Carbon O	рро	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	NR within 150m	: No	Special Protection Area: No		<b>Special Area of</b> Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	e of Biological portance: No	Num 150n		Anci	i <b>ent Woodland:</b> No
	Regionally Import		RIGS within 150m:	No	
	Geological Site: N				1
Tree Preservation Order: No	Fotal TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classification	n: Grade 4		Landscape Charactor Farmlands	er: A	pedale Coalfield

Heritage				
	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m 1	Local Listing: No :	
Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0	
Registered Park and Gardens:	No Re	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:		Flood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>-Z3b (% within):</b> 0	
Surrounding uses raise amenity concerns? No Air Quality Management Area: No				
<b>Coal Authority High Risk Area</b> Yes	: Coal development Hi within): Yes		Coal development Low Risk Area (% within): ⁄es	
Mineral Safeguard Area: On s	ite	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way:		Rural Site outside development poundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	<b>Secondary School:</b> <800m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site reference: HM15				
Ward: Audley	Site Address: Land so	uth of Levcett Road, S	Scot Hay	
Deliverable: No	Developable: Yes	Developable: Yes		
Land Owner: Private	Site Use: Agriculture	Site Use: Agriculture		
Density Applied: 30	Developable Area Ap	Developable Area Applied:95%		
Estimated Potential Capacity:	8	Site Gross Capacity:	8	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 0	<b>Delivery Period (11-15</b> years): 0	
Call for Site: Yes	·		·	
Summary Comments				
Suitable for housing: Suitable v	with policy change	Suitable for empl	oyment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning permission for housing? No	Does the site have pla	anning permission fo	r employment? No	
alongside the northern bounda Site Selection Comment: The site is a greenfield site. It is Belt purposes. The site is disco of Alsagers Bank settlement. Th	s also in the Green Belt nnected from the New	castle urban area and		
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes	ng development. Leyce te has poor access to a	tt Road has no public range of services and GB Parcel Assessme	ng ribbon development. footpaths or street	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes	ng development. Leyce te has poor access to a rn boundary. Green Belt	tt Road has no public range of services and GB Parcel Assessme Yes	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate	tt Road has no public range of services and GB Parcel Assessme	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA)	tt Road has no public range of services and GB Parcel Assessme Yes	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment:	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA)	tt Road has no public range of services and GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon Op	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA)	tt Road has no public range of services and GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon Op constrained Special Protection	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A oportunities: More Special Area of	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA) N/A	tt Road has no public range of services and GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon Op constrained	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A portunities: More Special Area of Conservation: No RAMSAR Site within	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Site	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA) N/A .NR within 150m: No SSI within 250m: No e of Biological Num portance: No 150n	tt Road has no public range of services and GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon Op constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 0	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A portunities: More Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland: No	
lighting next to the site. The sit way runs alongside the norther Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No SSSI: No Biodiversity Alert Site: No Im Number of Ancient	ng development. Leyce te has poor access to a rn boundary. Green Belt Assessment: Moderate GA) N/A .NR within 150m: No SSSI within 250m: No e of Biological Num	tt Road has no public range of services and GB Parcel Assessme Yes Open Space Strateg Low Zero Carbon Op constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within	ng ribbon development. footpaths or street facilities. Public right of nt: Assessed by ARUP: N/A y: N/A portunities: More Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland: No	

•		<b>Landscape Character:</b> Apedale Coalfield Farmlands	
Heritage		rannanus	
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 Reg	sistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment	·		
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): Marginally	R	oal development Low isk Area (% within): es
Mineral Safeguard Area: Non	e	Adverse Topography: N	lo
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		ural Site outside evelopment oundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details			
Site reference: HM20			
Ward: Audley	Site Address: Land of	f Crackley Lane, Auc	lley
Deliverable: No	Developable: Yes	Developable: Yes	
Land Owner: Private	Site Use:		Gross Site Area (Ha): 3.65
Density Applied: 30	Developable Area Ar	oplied:80%	Developable Area (Ha): 2.92
Estimated Potential Capacity:	88	Site Gross Capacity	<b>y:</b> 88
Delivery Period (0-5 years):	Delivery Period (6-10	<b>) years):</b> 88	Delivery Period (11-15 years):
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for em	ployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No		anning permission	for employment? No
space strategy, site boundarie Site Selection Comment: The site is not currently prefer Green Belt purposes. The site site within 400m. Limited acce strategy. Planning and Sustainability	rred as it's a greenfield is detached from rural	site. The site makes centres in the Plan.	There are biodiversity alert
	Green Belt	CP Darcel Access	anti Accord by ABUD
	Assessment: Strong	Yes	nent: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A	Assessment. Strong	Open Space Strate	
Economic Needs Assessment:	· N/Δ		<b>Opportunities:</b> Unsuitable
Natural Environment			
	LNR within 150m: No	Special Protection	-
SSSI: No	SSSI within 250m: No	Area: No RAMSAR Site: No	Conservation: No RAMSAR Site within 250m: No
-	te of Biological Nun nportance: No 150	ber of SBIs within n: 0	Ancient Woodland: No
	Regionally Important Geological Site: No	RIGS within 150m	: No
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No
Agricultural Land Classificatio agricultural	n: Split Grade 4/ Non	<b>Landscape Charac</b> Farmlands	ter: Apedale Coalfield

Heritage				
	Number of Listed Buildings within 250m 0	Number of Listed Buildings within 500m 0	Local Listing: No :	
Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0	
Registered Park and Gardens:	No Re	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:		Flood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0		F <b>Z3b (% within):</b> 0	
Surrounding uses raise amenity concerns? No Air Quality Management Area: No				
<b>Coal Authority High Risk Area</b> No	: Coal development Hi within): Yes		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area:		Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way:		Rural Site outside development ooundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m	
Primary School: <1600m	<b>Secondary School:</b> >1600m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site reference: HM22			
Ward: Audley	Site Address: Lan	d adjacent Holly Hous	e, Crackley Lane, Scot Hay
Deliverable: No	Developable: Yes	;	Greenfield/Brownfield: Greenfield
Land Owner: Private	-		Gross Site Area (Ha): 1.66
Density Applied: 30	Developable Area	Developable Area Applied:85%	
Estimated Potential Capacity	: 42	Site Gross Capac	city: 42
<b>Delivery Period (0-5 years):</b> C	) Delivery Period (	6-10 years): 42	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			I
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
-		o planning normissis	
Does the site have planning permission for housing? No SHELAA Comment:	Dues the site hav	e planning permissio	n for employment? No
facilities. <b>Site Selection Comment:</b> The site is a greenfield site. It purposes (Green Belt Assessn area. The site is promoted for	is also in the Green nent 2024) . A Greer	Belt and makes a stro	cess to a range of services and
limited stretches of public foo alongside the eastern bounda Planning and Sustainability Green Belt: Yes	otpaths. Developme	ent, and is located in S int high risk areas on s or access to a range of GB Parcel Asses	Scot Hay. Crackley Lane has ite. Public right of way runs
alongside the eastern bounda Planning and Sustainability Green Belt: Yes	otpaths. Developme ary. The site has poo Green Belt	ent, and is located in S on thigh risk areas on s or access to a range of <b>GB Parcel Asses</b> g Yes	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A	Green Belt Assessment: Strong (GA)	ent, and is located in S ont high risk areas on s or access to a range of <b>GB Parcel Assess</b> g Yes <b>Open Space Stra</b>	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A htegy: N/A
alongside the eastern bounda Planning and Sustainability	Green Belt Assessment: Strong (GA)	ent, and is located in S ont high risk areas on s or access to a range of <b>GB Parcel Assess</b> g Yes <b>Open Space Stra</b>	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment	Green Belt Assessment: Strong (GA)	ent, and is located in S on thigh risk areas on s or access to a range of <b>GB Parcel Assess</b> g Yes <b>Open Space Stra</b> <b>Low Zero Carbo</b>	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A htegy: N/A
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment	Green Belt Assessment: Strong (GA)	ent, and is located in S on high risk areas on s or access to a range of <b>GB Parcel Assess</b> g Yes <b>Open Space Stra</b> <b>Low Zero Carbo</b> constrained	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A htegy: N/A n Opportunities: More
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment	Green Belt Assessment: Strong (GA)	ent, and is located in S on thigh risk areas on s or access to a range of GB Parcel Assess Yes Open Space Stra Low Zero Carbon constrained No Special Protectio Area: No	Scot Hay. Crackley Lane has         ite. Public right of way runs         services and facilities.         sment:       Assessed by ARUP:         N/A         htegy: N/A         n Opportunities: More         on       Special Area of         Conservation: No
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Ir	Green Belt Assessment: Strong (GA) :: N/A LNR within 150m: SSSI within 250m: ite of Biological mportance: No	ent, and is located in S on thigh risk areas on s or access to a range of GB Parcel Assess yes Open Space Stra Low Zero Carbon constrained No Special Protectio Area: No No RAMSAR Site: N Number of SBIs within 150m: 0	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A ntegy: N/A n Opportunities: More Special Area of Conservation: No o RAMSAR Site within 250m: No n Ancient Woodland: No
alongside the eastern bounda Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No S	Green Belt Assessment: Strong (GA) :: N/A SSSI within 150m: ite of Biological	ent, and is located in S on thigh risk areas on s or access to a range of GB Parcel Assess Yes Open Space Stra Low Zero Carbon constrained No Special Protectio Area: No No RAMSAR Site: N Number of SBIs within 150m: O ant RIGS within 150	Scot Hay. Crackley Lane has ite. Public right of way runs services and facilities. Sment: Assessed by ARUP: N/A ntegy: N/A n Opportunities: More Special Area of Conservation: No o RAMSAR Site within 250m: No n Ancient Woodland: No

•		<b>Landscape Character:</b> Apedale Coalfield Farmlands		
Heritage		Farmanus		
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 Reg	sistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment	·			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amenity concerns? No Air Quality Management Area: No				
<b>Coal Authority High Risk Area</b> Yes	e: Coal development Hig within): Yes	R	oal development Low isk Area (% within): es	
Mineral Safeguard Area: Non	e	Adverse Topography: N	10	
Accessibility				
Constrained Access: Yes	Public Right of Way: Y	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: HM23			
Ward: Audley	Site Address: Land off Leycett Road, Audley		
Deliverable: No	Developable: Yes	•	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use:		Gross Site Area (Ha): 2.06
Density Applied: 30	Developable Area Applied:80%		Developable Area (Ha): 1.65
Estimated Potential Capacity:	49	Site Gross Capacity	<b>y:</b> 49
Delivery Period (0-5 years):	Delivery Period (6-10	<b>years):</b> 49	Delivery Period (11-15 years):
Call for Site: Yes			• ·
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for em	ployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have planning permission for e		
permission for housing? No	Does the site have pla	anning permission	or employment: NO
	ke account of. Access of hin 400m of a bus stop it is a greenfield site. Th ed and disconnected fr	onstrained. The site ne site makes a stro om settlements. Th services and facilitie	e has limited access to ong contribution to Green he site is located close to
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 L	NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: 150m	ber of SBIs within 1: 0	Ancient Woodland:
Im			
	Regionally Important	RIGS within 150m	No
Number of Ancient		RIGS within 150m	No
Number of Ancient	Regionally Important Geological Site: No	RIGS within 150m Heavily Wooded:	No Carbon Capture Site: No
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site:
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
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	Buildings within 250m	: Buildings within 500m	1:
	0	0	
Scheduled Ancient	Scheduled Ancient	Conservation Area: N	o Conservation Area
Monument: No	Monument within		within 150m: 0
	<b>150m:</b> No		
Registered Park and Gardens:	No Re	egistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		F <b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	e <b>nt Area:</b> No
Coal Authority High Risk Area	a: Coal development H	igh Risk Area (%	Coal development Low
Yes	within): Marginally		Risk Area (% within):
			Yes
Mineral Safeguard Area: Coa	l & Fire Clay	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way:	Yes	Rural Site outside
			development
			<b>boundary:</b> Yes
GP/ Health Centre: >1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <1600m
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre:
	>1600m		>1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station:
			>1600m

Site reference: HM28			
Ward: Madeley & Betley	Site Address: Land off	Fast Lawns Betley	
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
	Developable: res		Brownfield
Land Owner: Aspire Housing	Site Use: Vacant garag		<b>Gross Site Area (Ha):</b> 0.23
Density Applied: 30	Developable Area Ap	Developable Area Applied:95% Dev 0.2	
Estimated Potential Capacity:	6	Site Gross Capacity: 6	
Delivery Period (0-5 years): 0	Delivery Period (6-10		Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potential	lly suitable	Suitable for employ	ment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	inning permission for e	employment? No
SHELAA Comment:			
The site is located within the d	evelopment boundary	of Betley settlement, a	nd promoted for
housing development. Site pro	motor proposes 8 dwel	lings. The site falls with	nin a residential area
which makes it unsuitable for e	employment developm	ent. Betley Conservatio	n Area adjoins the
eastern boundary. The site is ir	rregular in shape which	could further influence	e its capacity. The site
has access to some services an	d facilities.		
Site Selection Comment:			
	•	•	•
housing development. The site	e promotor proposes 8 d	wellings. Betley Conse	rvation Area adjoins the
eastern boundary, with a num	e promotor proposes 8 o ber of listed buildings ir	dwellings. Betley Conse proximity. The site co	rvation Area adjoins the ntains garage blocks
housing development. The site eastern boundary, with a num that are currently in use. There	e promotor proposes 8 o ber of listed buildings ir e would be overlooking	wellings. Betley Conse proximity. The site co amenity issues with the	rvation Area adjoins the ntains garage blocks e adjoining properties
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc	e promotor proposes 8 d ber of listed buildings ir e would be overlooking Iscape sensitivity and fa	wellings. Betley Conse proximity. The site co amenity issues with the Ils within a Impact Risk	rvation Area adjoins the ntains garage blocks e adjoining properties s Zone for SSSI's. The
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised	wellings. Betley Conse proximity. The site co amenity issues with the Ils within a Impact Risk to accommodate resid	rvation Area adjoins the ntains garage blocks e adjoining properties z Zone for SSSI's. The lential development
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised	wellings. Betley Conse proximity. The site co amenity issues with the Ils within a Impact Risk to accommodate resid	rvation Area adjoins the ntains garage blocks e adjoining properties z Zone for SSSI's. The lential development
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised	wellings. Betley Conse proximity. The site co amenity issues with the Ils within a Impact Risk to accommodate resid	rvation Area adjoins the ntains garage blocks e adjoining properties z Zone for SSSI's. The lential development
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised	wellings. Betley Conse proximity. The site co amenity issues with the Ils within a Impact Risk to accommodate resid	rvation Area adjoins the ntains garage blocks e adjoining properties zone for SSSI's. The lential development nd facilities.
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Land site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No	e promotor proposes 8 d ber of listed buildings in e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt	wellings. Betley Conse proximity. The site co amenity issues with the lls within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b>	rvation Area adjoins the ntains garage blocks e adjoining properties Zone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No	e promotor proposes 8 d ber of listed buildings in e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment:	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b> Yes <b>Open Space Strategy:</b>	rvation Area adjoins the ntains garage blocks e adjoining properties zone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A	e promotor proposes 8 d ber of listed buildings in e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment:	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b> Yes	rvation Area adjoins the ntains garage blocks e adjoining properties zone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessment:</b> <b>Natural Environment</b>	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment: N/A	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar GB Parcel Assessment Yes Open Space Strategy: Low Zero Carbon Opp	rvation Area adjoins the ntains garage blocks e adjoining properties cone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Lanc site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessment:</b> <b>Natural Environment</b>	e promotor proposes 8 d ber of listed buildings in e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment:	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b> Yes <b>Open Space Strategy:</b> Low Zero Carbon Opp <b>Special Protection</b>	rvation Area adjoins the ntains garage blocks e adjoining properties cone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable Special Area of
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Land site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessment:</b> <b>Natural Environment</b> <b>Local Nature Reserve:</b> No	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment: N/A	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar GB Parcel Assessment Yes Open Space Strategy: Low Zero Carbon Opp	rvation Area adjoins the ntains garage blocks e adjoining properties zone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable Special Area of Conservation: No RAMSAR Site within
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Land site is also an irregular shape, s allowing for sufficient amenity <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessment:</b> <b>Natural Environment</b> <b>Local Nature Reserve:</b> No <b>SSSI:</b> No <b>Biodiversity Alert Site:</b> No	e promotor proposes 8 o ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment: N/A NR within 150m: No SSSI within 250m: No	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b> Yes <b>Open Space Strategy:</b> Low Zero Carbon Opp <b>Special Protection</b> Area: No <b>RAMSAR Site:</b> No <b>Der of SBIs within</b> An	rvation Area adjoins the ntains garage blocks e adjoining properties zone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable Special Area of Conservation: No
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Land site is also an irregular shape, s allowing for sufficient amenity Planning and Sustainability Green Belt: No Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	e promotor proposes 8 o ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment: N/A LNR within 150m: No SSSI within 250m: No te of Biological portance: No 150m	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resid ess to some services ar <b>GB Parcel Assessment</b> Yes <b>Open Space Strategy:</b> Low Zero Carbon Opp <b>Special Protection</b> Area: No <b>RAMSAR Site:</b> No <b>Der of SBIs within</b> An	rvation Area adjoins the ntains garage blocks e adjoining properties cone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No cient Woodland: No
housing development. The site eastern boundary, with a num that are currently in use. There located along East Lawns. Land site is also an irregular shape, s allowing for sufficient amenity Planning and Sustainability Green Belt: No Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No SSSI: No Biodiversity Alert Site: No Site Im Number of Ancient	e promotor proposes 8 d ber of listed buildings ir e would be overlooking dscape sensitivity and fa small and compromised space. The site has acc Green Belt Assessment: N/A LNR within 150m: No SSSI within 250m: No	wellings. Betley Conse proximity. The site co amenity issues with the ills within a Impact Risk to accommodate resident to acc	rvation Area adjoins the ntains garage blocks e adjoining properties cone for SSSI's. The dential development d facilities. <b>Assessed by ARUP:</b> N/A N/A ortunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No cient Woodland: No

Agricultural Land Classification: Grade 3		Landscape Character: E	Betley Ancient Clay	
		Farmlands		
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m:		
	14	33		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within		within 150m: 1	
	150m: No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 i 100	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% C	oal development Low	
No	within): No	R	isk Area (% within):	
		N	0	
Mineral Safeguard Area: On s	site	Adverse Topography: N	10	
Accessibility				
Constrained Access: No	Public Right of Way: 1	No R	ural Site outside	
		d	evelopment	
		b	oundary: No	
GP/ Health Centre: <1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <400m	
Primary School: <400m	Secondary School:	College: >1600m	Town Centre:	
	>1600m		>1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> >400m	Train Station:	
			>1600m	

Site Details					
Site reference: HM29					
Ward: Madeley & Betley	Site Address: Lor	d Ne	lson Farm, Wrinehill		
Deliverable: No	Developable: Yes			G	reenfield/Brownfield: ownfield
Land Owner: Private	Site Use: Agricult	-			r <b>oss Site Area (Ha):</b> 32
Density Applied: 30			<b>D</b> ( 0.	<b>evelopable Area (Ha):</b> 3	
Estimated Potential Capacity:	9		Site Gross Capacity	:9	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (	6-10	years): 9		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy change	è	Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: Yes
Does the site have planning permission for housing? No	Does the site hav	ve pla	anning permission f	or er	nployment? No
SHELAA Comment:	1				
A Green Belt site not within th	e development bo	unda	rv of Betlev and Ma	delev	v settlements. The
nearest rural centre is located	•		• •		
development. Housing develo	•	-	•••••••		-
Balterley and Wrinehill Neighb			•		•
services and facilities.					0
Site Selection Comment:					
This Green Belt site not within	the development	boun	dary of Betley and N	Made	ley settlements. The
nearest rural centre is located	over 1.5km away	(Betle	y) and therefore, th	e sit	e has limited access to
a range of services and facilitie		-			
on raised ground and is at a hi	gher elevation tha	n the	adjacent HM3 site.	Close	e proximity of listed
building. Landscape sensitivity	-		•		. ,
The site makes a moderate co				is no	t considered to be
suitable as it does not promot	e sustainable grow	th. Tł	ne site is adjacent to	b the	washed over village of
Wrinehill and is not linked to a	in inset settlement	t. The	site has an existing	less	durable boundary
with the countryside to the no	rth east and there	fore a	a new durable Greei	n Bel	t boundary would
need to be created, if the site	were to be develo	ped.			
Planning and Sustainability					
	<b>Green Belt</b> Assessment: Mode	erate		ent:	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		crate	Open Space Strate	ov: N	
Economic Needs Assessment:	N/A				rtunities: Unsuitable
Natural Environment	<u> </u>			'PH0	
		NI-	Encodel Ducto atta		Special Area of
Local Nature Reserve: No	LNR within 150m:	INO	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 Sit	e of Biological	Num	ber of SBIs within	Anci	ent Woodland: No
-	-	150m			
	Regionally Import		RIGS within 150m:	No	
	Geological Site: No				
		-	1		

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	Landscape Character: Farmlands	Betley Ancient Clay
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m 2	: Buildings within 500n 4	1:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	• Conservation Area within 150m: 0
Registered Park and Gardens:	No Re	egistered Park and Gard	ens within 150m: <b>No</b>
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 amen	ity concerns? No	Air Quality Managem	ent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development H within): No	-	<b>Coal development Low Risk Area (% within):</b> No
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way:		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	<b>Open Space:</b> <800m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: HM4					
Ward: Madeley & Betley	<b>Site Address:</b> La Wrinehill	nd at	corner of Main Roa	d and	I Checkley Lane,
Deliverable: No	Developable: Ye	S			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture			ross Site Area (Ha): 13
Density Applied: 30	Developable Are	ea Ap	plied:85%		<b>evelopable Area (Ha):</b> 96
Estimated Potential Capacity	<b>/:</b> 29		Site Gross Capacity	<b>:</b> 29	
Delivery Period (0-5 years): (	Delivery Period	(6-10	<b>years):</b> 29		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	e with policy chang	e	Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes			V	i <b>able:</b> Yes
Does the site have planning		ve pla	anning permission f		
permission for housing? No		ve pr	Bernission i		
SHELAA Comment:					
is promoted for housing deve (Betley). Housing developme Balterley and Wrinehill Neigh services and facilities. <b>Site Selection Comment:</b> This Green Belt site not withi site is promoted for housing away (Betley) and therefore, is flat. The site also contains p Surface water flood risk, 1:10 zone for a SSSI are issues. Run <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	nt on site would no bourhood Develop n the development development. The the site has limited properties running 00 covering part (>	t be c ment boun neare l acce along 10%) contr	ompliant with Polic Plan. The site has li dary of Betley and I st rural service cent ss to a range of serv Main Road and is e of the site. Landsca ibution to the Gree GB Parcel Assessm Yes	y BBV mite Made re is ices nclos pe se n Bel ent:	W2 of the Betley, d access to a range of eley settlement. The located over 1.5km and facilities. The site sed by hedgerows. ensitivity & impact risk t. Assessed by ARUP: N/A
Playing Pitch Strategy: N/A			Open Space Strate	<b>gy:</b> ∖	I/A
Economic Needs Assessment	t: N/A		Low Zero Carbon C	)ppo	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	<b>Special Protection</b>		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
I	ite of Biological mportance: No	Num 150m	ber of SBIs within n: 0	Anc	ient Woodland: No
Number of Ancient	<b>Regionally Import</b>	ant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: N				1
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No

Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmlands	
11		Farmlands	
Heritage		Τ	T
Listed Building: No	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	<b>Conservation Area</b>
Monument: No	<b>Monument within</b> 150m: No		within 150m: 0
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 1000	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% C	oal development Low
No	within): No	R	isk Area (% within):
			0
Mineral Safeguard Area: On s	ite	Adverse Topography: N	10
Accessibility			
Constrained Access: No	Public Right of Way: N	lo R	ural Site outside
			<b>evelopment</b> oundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	<b>Open Space:</b> <800m	Post Office: >1600m
Primary School: >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details			
Site reference: HM62			
Ward: Audley	Site Address: Land so	uth of Blackbank Road	, Alsager's Bank
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Vacant		Gross Site Area (Ha): 1.03
Density Applied: 30	Developable Area Ap	Developable Area Applied:85%	
Estimated Potential Capacity	: 26	Site Gross Capacity: 2	26
Delivery Period (0-5 years):	Delivery Period (6-10	Delivery Period (6-10 years): 26	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	e with policy change	Suitable for emplo	vment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning		anning permission for	
permission for housing? No	boes the site have pr		employment: No
disused house on site. Water within 400m. Ancient woodla		d (both sites of biologic	
within 400m. Ancient woodla but has a primary school and <b>Site Selection Comment:</b> The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i	cal importance) are services and facilities strong contribution to s isolated and
within 400m. Ancient woodla but has a primary school and <b>Site Selection Comment:</b> The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i	cal importance) are services and facilities strong contribution to s isolated and
within 400m. Ancient woodla but has a primary school and <b>Site Selection Comment:</b> The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc	cal importance) are services and facilities strong contribution to s isolated and
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in vices and facilities. Green Belt	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc GB Parcel Assessmen	<ul> <li>tal importance) are services and facilities</li> <li>strong contribution to s isolated and diversity Alert sites. The</li> <li>t: Assessed by ARUP: No</li> </ul>
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in vices and facilities. Green Belt Assessment: Strong	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc GB Parcel Assessmen Yes Open Space Strategy	<ul> <li>tal importance) are services and facilities</li> <li>strong contribution to s isolated and diversity Alert sites. The</li> <li>t: Assessed by ARUP: No</li> </ul>
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in vices and facilities. Green Belt Assessment: Strong	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc GB Parcel Assessmen Yes Open Space Strategy	t: Assessed by ARUP: NO
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in vices and facilities. Green Belt Assessment: Strong	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc GB Parcel Assessmen Yes Open Space Strategy	t: Assessed by ARUP: NO
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment	nd within 800m. The site bus stop within 400m. arred as it is a greenfield woodland is within 800 ts. The site is located in rices and facilities. Green Belt Assessment: Strong	d (both sites of biologic e has limited access to site. The site makes a m of the site. The site i close proximity to Bioc GB Parcel Assessmen Yes Open Space Strategy Low Zero Carbon Opp Special Protection	t: Assessed by ARUP: No Special Area of
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in rices and facilities. Green Belt Assessment: Strong :: N/A LNR within 150m: No SSSI within 250m: No	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i close proximity to Biod GB Parcel Assessmen Yes Open Space Strategy Low Zero Carbon Opp Special Protection Area: No RAMSAR Site: No ber of SBIs within Ar	t: Assessed by ARUP: No Special Area of Conservation: No RAMSAR Site within
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No	nd within 800m. The site bus stop within 400m. arred as it is a greenfield woodland is within 800 ts. The site is located in rices and facilities. Green Belt Assessment: Strong :: N/A LNR within 150m: No SSSI within 250m: No ite of Biological Num	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i close proximity to Biod GB Parcel Assessmen Yes Open Space Strategy Low Zero Carbon Opp Special Protection Area: No RAMSAR Site: No ber of SBIs within Ar	t: Assessed by ARUP: No Special Area of Conservation: No RAMSAR Site within 250m: No
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in rices and facilities. Green Belt Assessment: Strong :: N/A LNR within 150m: No SSSI within 250m: No ite of Biological Num nportance: No 150n	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i close proximity to Biod GB Parcel Assessmen Yes Open Space Strategy Low Zero Carbon Opp Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 0	t: Assessed by ARUP: No Special Area of Conservation: No RAMSAR Site within 250m: No
within 400m. Ancient woodla but has a primary school and Site Selection Comment: The site is not currently prefe Green Belt purposes. Ancient disconnected from settlemen site has limited access to serv Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Sumber of Ancient Woodlands within 150m: 0	nd within 800m. The site bus stop within 400m. erred as it is a greenfield woodland is within 800 ts. The site is located in rices and facilities. Green Belt Assessment: Strong :: N/A LNR within 150m: No SSSI within 250m: No ite of Biological mportance: No Regionally Important Geological Site: Total TPOs onsite: 0	d (both sites of biologic e has limited access to site. The site makes a s m of the site. The site i close proximity to Biod GB Parcel Assessmen Yes Open Space Strategy Low Zero Carbon Opp Special Protection Area: No RAMSAR Site: No ber of SBIs within Ar n: 0 RIGS within 150m: No	cal importance) are services and facilities strong contribution to s isolated and diversity Alert sites. The t: Assessed by ARUP: No : N/A bortunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No Carbon Capture Site: No

Listed Building: NO	Number of Listed Buildings within 250r 0	Number of Listed n: Buildings within 500 0	Local Listing: No m:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	No <b>Conservation Area</b> within <b>150m</b> : 0
Registered Park and Gardens:	No F	Registered Park and Gar	dens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 i 100 years	n Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manager	ment Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development I within): No	High Risk Area (%	<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area:		Adverse Topography	/: No
Accessibility			
Constrained Access: No	Public Right of Way	r: 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: >1600r	m <b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details			
Site reference: HM63			
Ward: Audley	Site Address: Land off	Scott Hay Road	Audley
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
			Greenfield
Land Owner: Private	Site Use: Agricultural		Gross Site Area (Ha): 0.53
Density Applied: 30	Developable Area Ap	Developable Area Applied:85%	
Estimated Potential Capacity	:13	Site Gross Capac	ity: 13
Delivery Period (0-5 years):	Delivery Period (6-10	Delivery Period (6-10 years): 13	
Call for Site: No			years):
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
•			
Does the site have planning permission for housing? No	Does the site have pla	anning permissio	n for employment? No
SHELAA Comment:			the second s
This Green Belt site borders A	-	•	•
access point is on a bend alor		-	
runs along the eastern bound	ary but is not contained	within the site. T	he site has access to a
number of services and facilit	ies including a primary s	chool, post office	and bus stop.
Site Selection Comment:			
The site is not currently prefe	rred as it is a greenfield	site. The site mak	es a moderate contribution
to Green Belt purposes. The s	ite has a constrained acc	cess and a bend a	long Scot Hay Road. The site
is irregular in shape. The site			
area tier of the settlement hie			
Planning and Sustainability	•		
Green Belt: Yes	Green Belt	GB Parcel Assess	ment: Assessed by ARUP:
	Assessment: Moderate		Yes
Playing Pitch Strategy: N/A		Open Space Stra	tegy: N/A
Economic Needs Assessment	: N/A		<b>Opportunities:</b> Potential
Natural Environment	,		
Local Nature Reserve: No	LNR within 150m: No	Special Protection	on Special Area of
Local Mature Reserve. No	LINK WILIIII 150III. NO	Area: No	Conservation: No
CCCL NU			
SSSI: No	SSSI within 250m: No	RAMSAR Site: N	o <b>RAMSAR Site within</b> 250m: No
Biodiversity Alert Site: No S	ite of Biological Num	ber of SBIs withir	
lr	mportance: No 150m	n: 0	
Number of Ancient	Regionally Important	RIGS within 150	m: NO
Woodlands within 150m: 0	Geological Site: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded	l: Carbon Capture Site: No
Agricultural Land Classification	on: Grade 4	<b>Landscape Chara</b> Farmlands	acter: Apedale Coalfields
Heritage			

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

Site Details			
Site reference: HM66			
Ward: Audley	Site Address: Land So	uth of Hougher Wall F	load, Audley
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 2.25
Density Applied: 30	Developable Area Ap	plied:80%	Developable Area (Ha): 1.8
Estimated Potential Capacity:	: 54	Site Gross Capacity:	
Delivery Period (0-5 years): 0	Delivery Period (6-10		Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? No
	has access to some ser is also in the Green Belt is grade 3 in terms of ag vould need to be mitiga s also required to confir <b>Green Belt</b>	vices and facilities. and makes a strong c gricultural land classifi ted. The site extends o m ownership and also GB Parcel Assessmer	ontribution overall to cation and has potential put from the settlement
	Assessment: Strong	Yes	Yes
Playing Pitch Strategy: N/A		Open Space Strategy	-
Economic Needs Assessment:	: N/A	Low Zero Carbon Op	no mtu mitioo. Il pouitoblo
		-	portunities: Unsuitable
Natural Environment		-	portunities: Onsultable
	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
Local Nature Reserve: No	LNR within 150m: No SSSI within 250m: No	-	Special Area of
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No Si	SSSI within 250m: No	Area: No RAMSAR Site: No ber of SBIs within A	Special Area of Conservation: No RAMSAR Site within
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient	SSSI within 250m: No te of Biological Num	Area: No RAMSAR Site: No ber of SBIs within A	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient	SSSI within 250m: No te of Biological Num pportance: No 150n	Area: No RAMSAR Site: No ber of SBIs within A n: 0	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient	SSSI within 250m: No te of Biological Num portance: No 150n Regionally Important Geological Site: No	Area: No RAMSAR Site: No ber of SBIs within A n: 0	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient Woodlands within 150m: 0	SSSI within 250m: No te of Biological Num nportance: No 150n Regionally Important Geological Site: No Total TPOs onsite: 0	Area: No RAMSAR Site: No ber of SBIs within A n: 0 RIGS within 150m: N	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No 0 Carbon Capture Site: No

Listed Building: No	Number of Listed Buildings within 250r 0	Number of Listed n: Buildings within 500r 4	Local Listing: No n:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	Io Conservation Area within 150m: 0
Registered Park and Gardens	: No R	Registered Park and Gard	lens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 i 30 years	in Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amer	nity concerns? No	Air Quality Managem	ient Area: No
<b>Coal Authority High Risk Are</b> No	a: Coal development H within): No	High Risk Area (%	<b>Coal development Low Risk Area (% within):</b> 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	<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: >1600r	n <b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details				
Site reference: HM7				
Ward: Madeley & Betley	Site Address: La	nd off	Crackow Moss Main R	oad, Betley
Deliverable: No	Developable: Ye		<b>Greenfield/Brownfield:</b> Greenfield	
Land Owner: Private	Site Use: Grazing	3		Gross Site Area (Ha): 2.12
Density Applied: 30	Developable Are	ea Ap		<b>Developable Area (Ha):</b> 1.7
Estimated Potential Capacity	r: 51		Site Gross Capacity: 5	1
Delivery Period (0-5 years):	Delivery Period	(6-10		Delivery Period (11-15 years):
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable	e with policy change	e	Suitable for employ	ment: Unsuitable
Availability: Likely to become available	e Achievable: Yes			Viable: Yes
Does the site have planning	Does the site ha	ve pla	anning permission for e	emplovment? No
permission for housing? No		•	01	
SHELAA Comment:	L			
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. Site Selection Comment: 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 Planning and Sustainability Green Belt: Yes Green Belt: Yes Green Belt: Yes Green Belt: Strong				
Playing Pitch Strategy: N/A			Open Space Strategy:	-
Economic Needs Assessment	:: N/A		Low Zero Carbon Opp	ortunities: 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
I	mportance: No	150m	1:1	<b>cient Woodland:</b> No
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: N	0	RIGS within 150m: No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No

•		<b>Landscape Character:</b> Betley Ancient Clay Farmland	
Heritage		lannand	
	Number of Listed Buildings within 250m: 4	Number of Listed Buildings within 500m: 5	Local Listing: No
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within 1 <b>50m:</b> No		within 150m: 0
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:	F	lood Zone 3:
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> No	e: Coal development Hig within): No	R	oal development Low isk Area (% within):
Mineral Safeguard Area: Yes		Adverse Topography: Y	′es
Accessibility			
Constrained Access: Yes	Public Right of Way: N	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: HM8					
Ward: Audley	Site Address: La	nd We	est of Heathcote R	oad. N	/iles Green
Deliverable: No	Developable: Ye				reenfield/Brownfield:
					reenfield
Land Owner: Private	Site Use: Agricul	ture			ross Site Area (Ha): 25
Density Applied: 30	Developable Are	ea Ap	plied:80%		evelopable Area (Ha):
Estimated Potential Capacity	<i>r</i> : 126		Site Gross Capaci		
Delivery Period (0-5 years): (	Delivery Period	(6-10	years): 126		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy chang	<u>ــــــــــــــــــــــــــــــــــــ</u>	Suitable for em	nlovn	nent: Unsuitable
Availability: Available	Achievable: Yes	C	Suitable for en		iable: Yes
•					
Does the site have planning	Does the site ha	ve pla	anning permission	for er	nployment? No
permission for housing? No SHELAA Comment:					
	a davalanmant ha	unda	n of Holmor Endo		las Craan sattlamant
A Green Belt site bordering the site is promoted for how					
The site is promoted for hous Site Selection Comment:	sing development.	ine si	le has access to so	me se	rvices and facilities.
The site is a greenfield site. It purposes. The site forms an e				-	
development would result in					-
fulfilling the fundamental aim				-	-
permanence of the Green Be			•	-	•
classification. There is a mine	ral safeguard area	on sit	e. Access could be	taken	from Heathcote Road.
Planning and Sustainability					
Green Belt: Yes	Green Belt			nent:	Assessed by ARUP:
Playing Pitch Strategy: N/A	Assessment: Stron	Ig	Yes <b>Open Space Strat</b>	ogy: N	Yes
Economic Needs Assessment	+• NI / A				rtunities: Unsuitable
Natural Environment	. N/A		LOW ZEIO Carbon	Ohho	itumities. Offsuitable
		<b>N</b> 1 -			
Local Nature Reserve: No	LNR within 150m:	NO	Special Protection	า	Special Area of
		N	Area: No		Conservation: No
SSSI: No	SSSI within 250m	: NO	RAMSAR Site: No		RAMSAR Site within 250m: No
-	ite of Biological mportance: No	Num 150m	ber of SBIs within n: 0	Anci	ient Woodland: No
Number of Ancient	Regionally Import	ant	RIGS within 150m	n: No	
Woodlands within 150m: 0	Geological Site: N	0			
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No
Agricultural Land Classification: Grade 3 and 4 Landscape Farmlands			<b>Landscape Chara</b> Farmlands	c <b>ter:</b> A	pedale Coalfield
Heritage					

Listed Building: No	Number of Listed Buildings within 250		lumber of Listed Buildings within 500m		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	C	Conservation Area: N	-	Conservation Area within 150m: 0
Registered Park and Gardens:	No	Regis	stered Park and Gard	en	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	A	ir Quality Managem	en	t Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development within): No	High	-		al development Low sk Area (% within): s
Mineral Safeguard Area: On s	site	Α	dverse Topography:	N	0
Accessibility					
Constrained Access: No	Public Right of Way	<b>y:</b> Ye		de	iral Site outside velopment oundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	C	Open Space: <400m		Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> <400m	C	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: >1600	m B	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details				
Site reference: KG26				
Ward: Kidsgrove & Ravensclif	fe <b>Site Address:</b> Land at	Bedford Road, Kidsgrov	/e	
Deliverable: No	Developable: Yes	Developable: Yes		
Land Owner: Private	Site Use: Green space		Gross Site Area (Ha): 0.13	
Density Applied: 40	Developable Area Ap	•	<b>Developable Area (Ha):</b> 0.12	
Estimated Potential Capacity:	5	Site Gross Capacity: 5		
Delivery Period (0-5 years): 0	Delivery Period (6-10	•	<b>Delivery Period (11-15</b> /ears): 0	
Call for Site: Yes		1,	-	
Summary Comments				
Suitable for housing: Potentia	Ilv suitable	Suitable for employ	ment: Unsuitable	
Availability: Available	Achievable: Yes		/iable: Yes	
Does the site have planning		anning permission for e		
permission for housing? No	Does the site have p			
SHELAA Comment:				
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. Suital	pility assessment reflect	ts this. The site has acce	ss to a range of services	
and facilities. Development hi	gh risk area on site.			
The site is vacant grassed land and promoted for housing dev 20/00540/OUT) was refused o of this area. The site is a level site has access to a range of se within 250 metres of a minera	velopment. A planning a lue to impacts on amen and rectangular site bo ervices and facilities. Th	application for 8 town h ity and harm to the cha rdered by Bedford and	ouses (Ref. racter and appearance ⁄ictoria Avenue. The	
Planning and Sustainability	in sureguinaea area.			
Green Belt: No	Green Belt	GB Parcel Assessment	· Assessed by APLID:	
	Assessment:	N/A	N/A	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment:		Low Zero Carbon Opp	-	
	N/A	Low Zero Carbon Opp	bitumities. Onsuitable	
Natural Environment			- · · · ·	
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	
	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
2	te of Biological Num portance: No 150r		cient Woodland: No	
Number of Ancient	Regionally Important	RIGS within 150m: No		
Woodlands within 150m: 0	Geological Site: No			
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classificatio	<b>n:</b> 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 Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> Yes	i: Coal development Hig within): Yes	R	oal development Low isk Area (% within): o
Mineral Safeguard Area: With	nin 250m	Adverse Topography:	10
Accessibility			
Constrained Access: No	Public Right of Way: 1	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	Train Station: <800m

Site Details			
Site reference: KG6			
Ward: Kidsgrove & Ravenscliffe	e <b>Site Address:</b> Site at V	Villiam Road, Kidsgrove	2
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Brownfield
Land Owner: Private	Site Use: Vacant site		Gross Site Area (Ha): 0.18
Density Applied: 40	Developable Area Ap		<b>Developable Area (Ha):</b> 0.17
Estimated Potential Capacity:	6	Site Gross Capacity: 6	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	• •	Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes	·	Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? No
submitted but has now been withdrawn (Ref. 22/00296/FUL).10 dwelligs 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			
Local Plan subject to appropria	te policy wording.		
Planning and Sustainability			
	Green Belt Assessment:	GB Parcel Assessmen N/A	t: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy:	N/A
Economic Needs Assessment:	N/A	Low Zero Carbon Opp	ortunities: Unsuitable
Natural Environment			
Local Nature Reserve: No L	.NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: No 150m		ncient Woodland: No

	1	1	
	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0	Geological Site: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification	on: Urban	Landscape Character: I	None - urban area
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
_	Buildings within 250m:	Buildings within 500m	:
	0	0	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within		within 150m: 0
	<b>150m:</b> No		
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in	n Flood Zone 2:	F	lood Zone 3:
30 years			
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	: Coal development Hig	h Risk Area (% C	Coal development Low
Yes	within): Yes	R	Risk Area (% within):
		Y	'es
Mineral Safeguard Area: With	nin 250m	Adverse Topography: 1	No
Accessibility			
Constrained Access: No	Public Right of Way: N	No P	ural Site outside
		d	levelopment
		b	oundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	<b>College:</b> >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	Train Station: <800m
	-	•	

Site reference: KL12			
Ward: Keele	Site Address: Land No	orth of Keele Universit	tv. Keele
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
			Greenfield
Land Owner: Private	Site Use: Green space		Gross Site Area (Ha): 1.32
Density Applied: 50	Developable Area Ap	plied:85%	<b>Developable Area (Ha):</b> 1.12
Estimated Potential Capacity:	56	Site Gross Capacity:	56
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 56	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission fo	r employment? No
Registered Park and Garden. T Site Selection Comment: This is a Green Belt site that is Tree Preservation Order is also Keele Hall Registered Park and presents topographical issues a	heavily wooded with m o on site. The site is in c Garden where impact	nature trees complete lose proximity to Kee on setting must be cc	ly covering the land. A le Conservation Area and
Planning and Sustainability			e north.
Planning and Sustainability Green Belt: Yes	Green Belt Assessment: Weak		
Planning and Sustainability Green Belt: Yes	Green Belt	GB Parcel Assessme	e north. nt: Assessed by ARUP: Yes
Planning and Sustainability Green Belt: Yes	Green Belt Assessment: Weak	GB Parcel Assessme Yes Open Space Strategy	e north. nt: Assessed by ARUP: Yes
Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A	Green Belt Assessment: Weak	GB Parcel Assessme Yes Open Space Strategy	e north. nt: Assessed by ARUP: Yes y: N/A
Planning and Sustainability Green Belt: Yes Playing Pitch Strategy: N/A Economic Needs Assessment: Natural Environment	Green Belt Assessment: Weak	GB Parcel Assessme Yes Open Space Strategy	e north. nt: Assessed by ARUP: Yes y: N/A
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No	Green Belt Assessment: Weak	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection	e north.  nt: Assessed by ARUP: Yes y: N/A portunities: Unsuitable Special Area of
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No         SSSI: No         Biodiversity Alert Site: No	Green Belt Assessment: Weak N/A NR within 150m: No	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No ber of SBIs within	e north.  nt: Assessed by ARUP: Yes y: N/A portunities: Unsuitable  Special Area of Conservation: No RAMSAR Site within
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No         SSSI: No         Biodiversity Alert Site: No         Site         Number of Ancient	Green Belt Assessment: Weak N/A .NR within 150m: No SSSI within 250m: No e of Biological Num	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No ber of SBIs within	e north. nt: Assessed by ARUP: Yes y: N/A portunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland:
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No         SSSI: No         Biodiversity Alert Site: No         Sitt         Number of Ancient         Woodlands within 150m: 0	Green Belt Assessment: Weak N/A .NR within 150m: No SSSI within 250m: No e of Biological Num portance: No 150m Regionally Important Geological Site:	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 0 RIGS within 150m: N	e north.  nt: Assessed by ARUP: Yes Y: N/A  pportunities: Unsuitable  Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland:
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No         SSSI: No         Biodiversity Alert Site: No         Site         Number of Ancient	Green Belt Assessment: Weak N/A .NR within 150m: No SSSI within 250m: No e of Biological Num portance: No 150m Regionally Important Geological Site:	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No ber of SBIs within h: 0	e north.  nt: Assessed by ARUP: Yes Y: N/A  pportunities: Unsuitable  Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland:
Planning and Sustainability         Green Belt: Yes         Playing Pitch Strategy: N/A         Economic Needs Assessment:         Natural Environment         Local Nature Reserve: No         SSSI: No         Biodiversity Alert Site: No         Sitt         Number of Ancient         Woodlands within 150m: 0	Green Belt Assessment: Weak N/A NR within 150m: No SSSI within 250m: No e of Biological Num portance: No 150m Regionally Important Geological Site: Fotal TPOs onsite: 1	GB Parcel Assessme Yes Open Space Strategy Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No ber of SBIs within h: 0 RIGS within 150m: N Heavily Wooded: Ye	e north. nt: Assessed by ARUP: Yes y: N/A portunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland: Io S Carbon Capture Site:

Listed Building: No	Number of Listed Buildings within 250r 1	Number of Listed n: Buildings within 500 1	Local Listing: No m:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	No Conservation Area within 150m: 0
Registered Park and Gardens:	No F	Registered Park and Gar	dens within 150m: <b>Yes</b>
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 amen	ity concerns? Yes	Air Quality Managen	nent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development   within): No	High Risk Area (%	<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area: Wit	nin 250m	Adverse Topography	/: No
Accessibility			
Constrained Access: No	Public Right of Way	<i>ı</i> : No	Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	<b>Secondary School:</b> <1600m	College: <800m	<b>Town Centre:</b> >1600m
Convenience Store: <800m	Supermarket: >1600r	m <b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: KL13					
Ward: Keele	Site Address: Keele Science Park Phase 3, University of Keele				
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield</b> Greenfield			
Land Owner: Private	Site Use: Vacant land	<b>Gross Site Area (Ha):</b> 26.13			
Density Applied: 20	Developable Area Applied:80%	Developable Area (Ha): 11.21			
Estimated Potential Capacity:	220 Site Gross Capa	<b>city:</b> 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 e	mployment: Suitable			
Availability: Available	Achievable: Yes	Viable: Yes			
Does the site have planning permission for housing? No	Does the site have planning permissio	n for employment? No			
SHELAA Comment:					

## SHELAA Comment:

The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT & 20/00162/REM). Site 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.

## Site Selection Comment:

The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT & 20/00162/REM). Site 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.

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.

Local Plan subject to appropr	late policy wording.				
Planning and Sustainability					
Green Belt: No	Green Belt Assessment:	<b>GB Parcel Assessme</b> N/A	nt: Assessed by ARUP: N/A		
Playing Pitch Strategy: N/A		Open Space Strategy	/:		
Economic Needs Assessment	: Good	Low Zero Carbon Op constrained	portunities: Less		
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		
-	•	mber of SBIs within A Om: 1	ncient Woodland: No		
Number of Ancient	<b>Regionally Important</b>	t <b>RIGS within 150m</b> : N	lo		
Woodlands within 150m: 0					
Tree Preservation Order: Yes	Total TPOs onsite: 3	Heavily Wooded:	Carbon Capture Site: No		
Agricultural Land Classification	on: Grade 3	<b>Landscape Characte</b> Farmland	Landscape Character: Keele Ancient Redland Farmland		
Heritage					
Listed Building: No	Number of Listed Buildings within 250r O	Number of Listed n: Buildings within 500 9	Local Listing: No m:		
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1		
Registered Park and Gardens:	No F	Registered Park and Gar	dens within 150m: Yes		
Physical Environment					
<b>Surface Water Flood Risk:</b> 1 i 30 years	n Flood Zone 2:		Flood Zone 3:		
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0		
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manager	nent Area: No		
<b>Coal Authority High Risk Are</b> a No	a: Coal development within): Marginally	High Risk Area (%	<b>Coal development Low</b> <b>Risk Area (% within):</b> Yes		
Mineral Safeguard Area: Wit	hin 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	<b>College:</b> <1600m	<b>Town Centre:</b> >1600m		
Convenience Store: <800m	Supermarket: >1600r	m <b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m		

Site Details			
Site reference: KL15			
Ward: Keele	Site Address: Land South	n of A525 betweer	NKeele University and
	Newcastle (KSP4)		
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Vacant land		Gross Site Area (Ha): 18.3
Density Applied: 20	Developable Area Appli	ed:80%	<b>Developable Area (Ha):</b> 14.6
Estimated Potential Capacity:	260 <b>Si</b>	te Gross Capacity	: 260
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 ye	<b>ars):</b> 150	Delivery Period (11-15 years): 110
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for emp policy change	loyment: Suitable with
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have plan	ning permission fo	or employment? Yes
SHELAA Comment:			

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.

## Site Selection Comment:

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

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					
Green Belt: Yes	Green Belt		GB Parcel Assessmer	it: Asse	essed by ARUP:
	Assessment: Weal	<b>K</b>	Yes	Yes	
Playing Pitch Strategy: N/A			Open Space Strategy	: No	
Economic Needs Assessment	:		Low Zero Carbon Op	portuni	ties: More
			constrained		
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	Special Protection	Spec	cial Area of
			Area:	Cons	servation:
SSSI: No	SSSI within 250m:	No	RAMSAR Site:		1SAR Site within n: No
Biodiversity Alert Site: Yes Si	te of Biological	Numl	per of SBIs within A		Woodland:
-	-	150m			
	Regionally Import	ant	RIGS within 150m: N	0	
Woodlands within 150m: 1	Geological Site:				
Tree Preservation Order: Yes	Total TPOs onsite:	3	Heavily Wooded: Yes	<b>Carb</b> No	oon Capture Site:
Agricultural Land Classificatio	on: Grade 3		Landscape Character	: Keele	Ancient Redland
			Farmlands		
Heritage					
Listed Building: No	Number of Listed		Number of Listed	Loca	I Listing: No
	Buildings within 2	50m:	Buildings within 500	n:	
	0		0		
Scheduled Ancient	Scheduled Ancient		Conservation Area:		
Monument: No	Monument within 150m: No	l		with	i <b>n 150m:</b> 0
Registered Park and Gardens:	No	Reg	istered Park and Gard	lens wit	hin 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:			Flood Z	Zone 3:
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> (	)		FZ3b (%	% within): 0
Surrounding uses raise amen			Air Quality Management Area: No		-
L					

<b>Coal Authority High Risk Area</b> No	within): No		<b>Coal development Low Risk Area (% within):</b> Yes	
Mineral Safeguard Area: Part	ially on site	Adverse Topography	:No	
Accessibility		<u>.</u>		
Constrained Access: No	Public Right of Way: 1	Public Right of Way: No		
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
•	<b>Secondary School:</b> <800m			
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m	

Site Details		
Site reference: KL20		
Ward: Keele	Site Address: Land South of Pepper St	reet, Keele
Deliverable: No	Developable: Yes	Greenfield/Brownfield:
		Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha):
		4.12
Density Applied: 20	Developable Area Applied:85%	Developable Area (Ha):
		1.65
Estimated Potential Capacity:	33 Site Gross Capa	i <b>city:</b> 33
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 v	with policy change Suitable for	employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning	Does the site have planning permission	on for employment? No
permission for housing? No		
SHELAA Comment:		
A Green Belt site in close proxi	mity to the Newcastle urban area. The	site is promoted for housing
development. Part of the site t	o the south west is characterised by ste	eep topography. Developable
area calculation reflects this. A	Biodiversity Alert Site (Redheath Plant	ation) adjoins the eastern
boundary. A Regional Importar	nt Geological Site (Quarry Bank) is confi	ned to small area adjoining the
southern boundary. Developm	ent (coal authority) high risk area on no	orthern 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.		
Site Selection Comment:		
Part of the site to the south we	st is characterised by steep topograph	with a a significantly steep

Part of the site to the south west is characterised by steep topography with a 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.

Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessme	nt: Assessed by ARUP:	
	Assessment: Mode	erate	Yes	Yes	
Playing Pitch Strategy: N/A			Open Space Strategy	<b>/:</b> N/A	
Economic Needs Assessmer	it: N/A		Low Zero Carbon Op	portunities: More	
			constrained		
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	Special Protection	Special Area of	
			Area: No	Conservation: No	
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No	RAMSAR Site within	
				250m: No	
Biodiversity Alert Site:	Site of Biological	Numl	per of SBIs within	Ancient Woodland:	
	mportance:	150m	: 0		

Number of Ancient	Regionally Important	RIGS within 150m: Yes	
Woodlands within 150m: 0	Geological Site:		
Tree Preservation Order:	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	Landscape Character:   Farmlands	Keele Ancient Redland
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	<b>Conservation Area</b> within 150m: 0
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: No
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On s	site	Adverse Topography: `	/es
Accessibility			
Constrained Access: No	Public Right of Way: Y	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <1600m
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site Details						
Site reference: KL21						
Ward: Keele	Site Address: Land So	uth of A525 and eithe	r side of Ouarry Bank			
	Road, Keele					
Deliverable: No	Developable: No		Greenfield/Brownfield:			
			Greenfield			
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha):			
			23.86			
Density Applied: 20	Developable Area Ap	plied:80%	Developable Area (Ha):			
			19.1			
Estimated Potential Capacity:	382	Site Gross Capacity:	382			
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 0	<b>Delivery Period (11-15</b> years): 0			
Call for Site: Yes			<u> </u>			
Summary Comments						
Suitable for housing: Unsuitab	le	Suitable for emplo	yment: Unsuitable			
Availability: Available	Achievable: Yes		Viable: Yes			
Does the site have planning	Does the site have pla	nning normission for				
permission for housing? No	Dues the site have pla	anning permission for	employment: res			
SHELAA Comment:						
Two Green Belt parcels either s	side of Quarry Bank Roa	ad located in close pro	primity to Keele Village			
and the Newcastle urban area.	•					
education. Keele Conservation	•	•				
Keele village could be importar			<b>-</b>			
to some services and facilities.		-				
within minerals safeguarding a	rea for brick clay. Some	e limited surface wate	r flooding within site.			
Site Selection Comment:						
The site makes a moderate cor	ntribution to Green Belt	purposes, the site ma	akes a strong			
contribution to preserving the	setting of an historic to	wn and a moderate c	ontribution to preserving			
the countryside from encroach						
the A525. Impact on townscap	-					
Grade II* listed building (St Joh	• •	•	J. J			
and Garden. Limited part of sit			•			
site is grade 3 agricultural land	• •					
clay. Some limited surface wat	er flooding within site.	The site is detached fi	rom the urban area /			
inset settlement.						
Planning and Sustainability						
	Green Belt Assessment: Moderate		nt: Assessed by ARUP: N/A			
Playing Pitch Strategy: N/A	Assessment: would ale	Open Space Strategy				
	NI / A					
Economic Needs Assessment:	N/A	Low Zero Carbon Op	portunities: Unsuitable			
Natural Environment						
Local Nature Reserve: No	.NR within 150m: No	Special Protection	Special Area of			
		Area: No	Conservation: No			
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within			
			250m: No			
-	U		ncient Woodland:			
Im	portance: 150m	1: U				

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site:		
Tree Preservation Order: Yes	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	n: Grade 3	<b>Landscape Character:</b> I Farmlands	Keele Ancient Redland
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 Reg	istered Park and Garde	ns within 150m: <b>Yes</b>
Physical Environment	· · ·		
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area No	i: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Part	ially on site	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: Y	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: KL22					
Ward: Keele	Site Address: Lar	nd off	Chanel Close		
Deliverable: No	Developable: No				r <b>eenfield/Brownfield:</b> reenfield
Land Owner: Aspire Housing	Site Use: Vacant	unus	ed pasture		ross Site Area (Ha): 41
Density Applied: 20	Developable Are	ea Ap	plied:95%		<b>evelopable Area (Ha):</b> 39
Estimated Potential Capacity	: Up to 15		Site Gross Capacity	:7	
Delivery Period (0-5 years):	Delivery Period	(6-10	years):		elivery Period (11-15 ears):
Call for Site: Yes					
Summary Comments					
Suitable for housing: Unsuita	ble		Suitable for emp	lovn	nent: Unsuitable
Availability:	Achievable: Yes				able: Yes
Does the site have planning		vo nla	anning permission fo		
permission for housing? No	Does the site ha	ve pie	anning permission it		
SHELAA Comment:					
This site is located within Keel	le's Green Belt with	n a pr	oposal of up to 15 sł	hared	downership/rental
homes. A sculpture is located		•	• •		•
further investigation as to wh			· ·		
be gained via Newchapel close					
site. Holly Wood (biodiversity	-		-		
alert site) and Madeley Heath	-			-	•
access to services and facilitie					
Site Selection Comment:					
This site is located within Keel	le's Green Belt with	n a pr	oposal of up to 15 sł	nared	d ownership/ rental
homes. A sculpture is located		•	· ·		•
further investigation as to wh			· ·		
be gained via Newchapel close					
site. Holly Wood (biodiversity			•		
alert site) and Madeley Heath	-			-	
access to services and facilitie		•	,		
Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
	Assessment: Mode	erate			N/A
Playing Pitch Strategy: N/A			Open Space Strates	y: N	
Economic Needs Assessment	: N/A		Low Zero Carbon O		-
			(Less constrained)	660	
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	Special Protection Area: No		Special Area of Conservation: No
1000 M	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within
SSSI: No					250m: No
Biodiversity Alert Site: Si	0	Num 150m		Anci	250m: No ent Woodland:
Biodiversity Alert Site: Si In	-	150m			

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No	
Agricultural Land Classification: Grade 3		<b>Landscape Character</b> Farmlands	Keele Ancient Redland	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m 0	e: Buildings within 500r	n:	
Scheduled Ancient	Scheduled Ancient	Conservation Area:	No Conservation Area	
Monument: No	Monument within 150m: No		<b>within 150m:</b> 0	
Registered Park and Gardens:	No Re	egistered Park and Garc	lens within 150m: No	
Physical Environment				
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3 (% within): 0		
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	ent Area: No	
Coal Authority High Risk Area	: Coal development H	igh Risk Area (%	Coal development Low	
No	within): No		<b>Risk Area (% within):</b> Yes	
Mineral Safeguard Area:		Adverse Topography	v: 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	<b>Secondary School:</b> >1600m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: KL33					
Ward: Keele	Site Address: Lar	nd We	est of Keele Road, Kee	le	
Deliverable: No	Developable: Yes	S		<b>Greenfie</b> Greenfie	eld/Brownfield:
Land Owner: Private	Site Use: Agricul	ture		Gross Si 3.38	te Area (Ha):
Density Applied: 20	Developable Are	a Ap	<b>plied:</b> 80%	Develop 2.7	able Area (Ha):
Estimated Potential Capacit	<b>y:</b> 54		Site Gross Capacity:	54	
Delivery Period (0-5 years):	0 Delivery Period	6-10	<b>years):</b> 54	Delivery years):	7 <b>Period (11-15</b> 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitabl	e with policy change	3	Suitable for emplo	yment: L	Jnsuitable
Availability: Available	Achievable: Yes			Viable: \	/es
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission for	employn	nent? No
A Green Belt site in close pro- is promoted for housing devi- site and there are a number Hall Registered Park and Gar facilities. <b>Site Selection Comment:</b> Overall, the site makes a mo contribution to preserving th contribution to preserving th contribution to safeguarding and land falls downwards fro which adjoins the western be Baptist Church) and a numbe adjacent to the site and cons land. The site has access to s <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	elopment. Keele Cor of listed buildings ne den is adjacent to th derate contribution the setting and specia the countryside fro om Keele Road. Impa- bundary of the site & er of other listed bui sideration for impact	to Gr to Gr d cha m en act or & sett ldings t on s cilitie	een Belt purposes. The racter of a historic tow croachment. Topogra townscape of Keele V ing of Grade II* listed Keele Hall Registere etting. The site compr s but more limited.	western dary of th to some s e site ma vn and a i phy - the /illage col building d Park an rises Grad	boundary of the ne site. Keele ervices and kes a strong moderate site undulates nservation area (St John the d Garden is e 3 agricultural
Playing Pitch Strategy: N/A	Assessment. Mou	erate	Open Space Strategy		
Economic Needs Assessmen	+• N/Λ		Low Zero Carbon Op	-	ac. Unsuitable
Natural Environment					
		Ne		<b>6</b>	
Local Nature Reserve: No	LNR within 150m:	INO	Special Protection Area: No	•	al Area of rvation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		AR Site within
I	•	Num 150m		ncient W	oodland:
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:		RIGS within 150m: N		
Tree Preservation Order:	Total TPOs onsite:	0	Heavily Wooded:	<b>Carbo</b> No	n Capture Site:

Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland	
		Farmlands	
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m:	Buildings within 500m:	
	10	13	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within		within 150m: 1
	150m: No		
Registered Park and Gardens: NoRegistered Park and Gardens within 150m: Yes			
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amenity concerns? Yes Air Quality Management Area: No			
Coal Authority High Risk Area: Coal development High Risk Area (%		gh Risk Area (% C	oal development Low
No	within): No	R	isk Area (% within):
		Y	es
Mineral Safeguard Area: None Adverse Topography:			lo
Accessibility			
Constrained Access: No	Public Right of Way: No		ural Site outside
			evelopment
		b	oundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <1600m
Primary School: <400m	Secondary School:	College: <800m	Town Centre:
	>1600m		>1600m
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station:
			>1600m
Site Details			
--	----------------------------------	------------------------------------	--
Site reference: KL34			
Ward: Keele	Site Address: Land We	est of Three Mile Lane,	Keele
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
			Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 12.32
Density Applied: 20	Developable Area Ap		<b>Developable Area (Ha)</b> : 9.86
Estimated Potential Capacity	: 197	Site Gross Capacity: 19	97
Delivery Period (0-5 years): 0	Delivery Period (6-10		Delivery Period (11-15 /ears): 47
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for employ	ment: Unsuitable
Availability: Available	Achievable: Yes		/iable: Yes
•			
Does the site have planning permission for housing? No	Does the site have pla	nning permission for e	employment? NO
SHELAA Comment:			
A Green Belt site in close pro>	imity to the couth of Ke	ala Villago. Tha sita is n	romoted for bousing
development. The site compr	-		-
	-		•
northern site boundary and th			
Registered Park and Garden is	-		•
flooding (through the middle			part of the northern
boundary. The site has access	to some services and fa	cilities.	
Site Selection Comment:			
The site is promoted for hous		-	-
Village. Overall, the Green Be	-	-	
purposes. The site makes a st	-		
and preserving the setting an	•		
adjoins the northern boundar	•		
CA and listed buildings to con			-
site boundary and impact on a	-		
sensitivity (SA). The site is Rur	•		
edge and would sprawl develo		•	
to the south. Visually promine			
significant corridor of Surface			
the nearby area there are are			ortance and biodiversity
alert areas where there is pot	ential for increased recr	eational impact.	
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	<b>GB Parcel Assessment</b> Yes	: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy:	N/A
Economic Needs Assessment	: N/A	Low Zero Carbon Opp	ortunities: 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

	the of Dialastas	NI			
-	ite of Biological	-		Ancient Woodland:	
	nportance: No	150m			
Number of Ancient	Regionally Import	ant	RIGS within 150m: I	No	
Woodlands within 150m: 0	Geological Site:			1	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:	<b>Carbon Capture</b> No	Site:
Agricultural Land Classification	on: Grade 3		<b>Landscape Characte</b> Farmlands	er: Keele Ancient Red	land
Heritage					
Listed Building: No	Number of Listed Buildings within 2	50m:	Number of Listed Buildings within 50( 12	Local Listing: No Om:	)
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	Conservation Ar	ea
Monument: No	Monument withir 150m: No	ı		within <b>150</b> m: 1	
Registered Park and Gardens: No Reg			gistered Park and Gardens within 150m: Yes		
Physical Environment					
Surface Water Flood Risk: 1 i 30 years	n <b>Flood Zone 2</b> :			Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): (	)		FZ3b (% within): 0	
Surrounding uses raise amer	ity concerns? Yes		Air Quality Manage	ment Area: No	
<b>Coal Authority High Risk Are</b> No	a: Coal developme within): No	nt Hig	sh Risk Area (%	Coal development Risk Area (% within Yes	
Mineral Safeguard Area: Nor	ne		Adverse Topograph	iy: No	
Accessibility					
Constrained Access: No	Public Right of V	Vay: Y	′es	Rural Site outside development boundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m		<b>Open Space:</b> <400m		00m
Primary School: <800m	Secondary School >1600m		<b>College:</b> <1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: KL9			
Ward: Keele	Site Address: Land w	est of Quarry Bank Ro	ad, Keele
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 6.87
Density Applied: 20	Developable Area Ap	oplied:80%	Developable Area (Ha): 5.5
Estimated Potential Capacit	<b>y:</b> 110	Site Gross Capacity:	110
Delivery Period (0-5 years):	0 Delivery Period (6-10	years): 110	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes	·		
Summary Comments			
Suitable for housing: Suitab	e with policy change	Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes	1	Viable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permission fo	r employment? No
SHELAA Comment:			
promoted for housing developmented for housing development site is within a minerals safe boundary and is also on site. <b>Site Selection Comment:</b> The Green Belt Study concluate the site makes a moderate of from encroachment. Greenform water flooding encroaching is landscape/visual impacts and Development boundaries are settlement edge. The site is impact on setting to conside area. The site is within a mine Woodland and sites of biologincreased recreational impacts to servit the east.	hern site boundary adjoi guarding area for brick cl The site has some acces des overall the site make contribution to urban reg ield site comprising Grad into the middle of the sit d the SA identifies the sit e not contiguous with Ke located near to Keele Vill r. The northern site bour erals safeguarding area f gical importance / biodiv ct. Site close to Keele Cer ices and facilities. (Site su	ns a small coal develo ay. Public right of way s to services and facili es a weak contribution eneration and safegua e 3 agricultural land. T e. There are issues of the within an area of his ele Village and does n age Conservation Are ndary adjoins a small of for brick clay. In the lo ersity alert areas whe metery and relevant b ubmitted in conjunctio	pment high risk area. The v adjoins the eastern ties. to Green Belt purposes. arding the countryside There is some surface topography & consequen gher landscape sensitivity ot relate well to the a to the south east with coal development high risk cal area there is Ancient re there is potential for uffers to consider. The
the east). The site is detache	d from the urban area o	r an inset settlement.	
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Weak	Yes	nt: Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strategy	<b>y:</b> N/A
Economic Needs Assessmen	t: N/A	Low Zero Carbon Op constrained	oportunities: More
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 Si	te of Biological	Num	ber of SBIs within	Ancient Woodland: No	
In	nportance: No	150m	i: 0		
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:	ant	RIGS within 150m: \	Yes	
Tree Preservation Order: Yes	Total TPOs onsite	: 2	Heavily Wooded:	<b>Carbon Capture Site</b> No	
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Characte</b> Farmlands	er: Keele Ancient Redland	
Heritage					
Listed Building:	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 500 2	Local Listing: No Om:	
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	Conservation Area	
Monument: No	Monument withir 150m: No	ו		within <b>150</b> m: 1	
Registered Park and Gardens:	No	Reg	sistered Park and Ga	rdens within 150m: No	
Physical Environment					
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:			Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): (	)		FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	ement Area: No	
<b>Coal Authority High Risk Area</b> No	a: Coal developme within): Margina	-	sh Risk Area (%	Coal development Lov Risk Area (% within): Yes	
Mineral Safeguard Area: On s	site		Adverse Topograph	iy: No	
Accessibility					
Constrained Access: No	Public Right of V	Vay: Y	/es	Rural Site outside development boundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m		Open Space: <400m		
Primary School: <800m	Secondary School		College: <1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >16	00m	<b>Bus Stop:</b> <800m	Train Station: >1600m	

Site Details					
Site reference: KS11					
Ward: Knutton	Site Address: Knuttor	Community Centre			
	High Street, Knutton				
Deliverable: No	Developable: Yes		Greenfield/Brownfield:		
			Brownfield		
Land Owner: NuLBC	Site Use: Community	centre	Gross Site Area (Ha): 0.58		
Density Applied: 50	Developable Area Ap	•	<b>Developable Area (Ha):</b> ).49		
Estimated Potential Capacity	<b>/:</b> 9	Site Gross Capacity: 9			
Delivery Period (0-5 years): (	Delivery Period (6-10		<b>Delivery Period (11-15</b> /ears): 0		
Call for Site: No		1			
Summary Comments					
Suitable for housing: Suitable	۵	Suitable for employ	ment: Unsuitable		
Availability: Available	Achievable: Yes		/iable: Yes		
•					
Does the site have planning	Does the site have pl	anning permission for e	employment? No		
permission for housing? No					
SHELAA Comment:					
The site is located within the			•		
masterplan exercise for Knut	-	· ·	-		
proposed. The site has plann	• • •				
20/01087/DEEM3). The site i	-	-			
employment development. P			•		
Greenspace in the Open Spac Development high risk area o	•.	e has access to a range of	JI Services and facilities.		
Site Selection Comment:	JII SILE.				
	d within the Newcastle .	rhan area, and is surray	the baing considered as		
The site is brownfield, locate part of a masterplan exercise					
dwellings proposed. The site					
20/01087/DEEM3). The site i					
employment development. S	•	•			
land identified in the Open S	-				
Access can be gained via Low		-			
for 21 residential dwellings w					
using the SHELAA methodolo			, , , , , , , , , , , , , , , , , , ,		
Taking into account and bala		s considered in the SSN	l and summarised		
above, alongside the outcom					
and relevant evidence base if	-				
Local Plan subject to appropriate policy wording.					
Planning and Sustainability	· •				
Green Belt: No	Green Belt	GB Parcel Assessment	: Assessed by ARUP:		
	Assessment: No	N/A	N/A		
Playing Pitch Strategy:		Open Space Strategy:	•		
Economic Needs Assessment	t: N/A	Low Zero Carbon Opp			
Natural Environment	,				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of		
LOCAL MALUTE RESERVE: NO		Special Protection	Special Area of		
		Area: No	Conservation: No		

SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	ite of Biological nportance: No	Num 150m	n: 0		ent Woodland: No
Number of Ancient	Regionally Import		RIGS within 150m:	No	
	Geological Site: N				1
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded: N	١o	Carbon Capture Site: No
Agricultural Land Classification	<b>on:</b> Urban		Landscape Characte	er: N	one - urban area
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 0	0m:	Local Listing: No
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	No	Conservation Area
Monument: No	Monument within	า			within 150m: 0
	<b>150m:</b> No				
Registered Park and Gardens:	No	Reg	gistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: None	Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	0		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	men	nt Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal developme within): Margina		gh Risk Area (%		oal development Low sk Area (% within):
Mineral Safeguard Area: On s	site		Adverse Topograph	<b>iy:</b> N	0
Accessibility					
Constrained Access: No	Public Right of \	Nay: №	No	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m		Open Space: <400n		Post Office: <1600m
Primary School: <400m	Secondary School <1600m		College: <800m		<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: <80	0m	<b>Bus Stop:</b> <400m		Train Station: >1600m
		-			

Site Detaile							
Site Details							
Site reference: KS17							
Ward: Knutton	Site Address: Former H	Control Recreation Cer	ntre, Knutton Lane				
Deliverable: No	Developable: Yes		Greenfield/Brownfield:				
			Brownfield				
Land Owner: NuLBC	Site Use: Former recre		Gross Site Area (Ha): 2.33				
Density Applied: 50	Developable Area App		<b>Developable Area (Ha):</b> 1.86				
Estimated Potential Capacity:	55	Site Gross Capacity: 5	5				
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10		<b>Delivery Period (11-15</b> /ears): 0				
Call for Site: No							
Summary Comments							
Suitable for housing: Suitable	ſ	Suitable for employ					
Availability: Available	Achievable: Yes		<b>/iable:</b> Yes				
Does the site have planning	Does the site have pla	nning permission for e	employment? No				
permission for housing? No							
SHELAA Comment:							
The site is located in the Newo	astle urban area, and ha	is previously been subj	ect to a masterplan				
exercise proposing 75 dwelling	gs. Future intentions for	the site are still being	considered. The site has				
planning approval for the dem	olition of the former red	reational centre (Ref.	16/00804/DEM) which				
is now complete. Part of the si	ite is identified as Ameni	ty Greenspace and Pro	vison for Children and				
Teenagers in the Open Space S							
Enterpise Centre. The site has	access to some services	and facilities. Public ri	ght of way on site.				
Site Selection Comment:							
The site is brownfield and loca		•	•				
masterplan exercise. The site i							
development with associated							
(23/00771/FUL). The site has							
(Ref. 16/00804/DEM) which is	•	-					
include any land identified as /			_				
Open Space Strategy 2022. Pa			•				
site has access to some service	•						
Access can be gained via High			-				
Taking into account and balan							
		•	above, alongside the outcomes of the Sustainability Appraisal / Habitats Regulations Assessment				
and relevant evidence base it i		is site is included as an					
Local Plan subject to appropriate policy wording.							
	Planning and Sustainability						
Planning and Sustainability			allocated site in the				
Planning and Sustainability Green Belt: No		GB Parcel Assessment N/A	allocated site in the				
Planning and Sustainability Green Belt: No	Assessment: e		allocated site in the <b>Assessed by ARUP:</b> N/A				
Planning and Sustainability Green Belt: No	Assessment: e	N/A Open Space Strategy:	allocated site in the <b>Assessed by ARUP:</b> N/A Multiple typologies (2				
Planning and Sustainability Green Belt: No Playing Pitch Strategy: Dispos	Assessment: e	N/A <b>Open Space Strategy:</b> in total)	allocated site in the <b>Assessed by ARUP:</b> N/A Multiple typologies (2				

SSSI:	SSSI within 250m	: No	RAMSAR Site:		RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Num 150m		Anci	ent Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:	ant	RIGS within 150m:	No	
Tree Preservation Order:	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification	on: Urban		Landscape Characte	er: N	one - urban area
Heritage					
Listed Building:	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 0	0m:	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument withiı 150m: No	-	Conservation Area:	:	Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 i 30 years	n Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	C		FZ	3b (% within): 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	emer	<b>t Area:</b> No
<b>Coal Authority High Risk Area</b> No	a: Coal developme within): No	ent Hig	gh Risk Area (%		oal development Low sk Area (% within): 25
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	<b>ıy:</b> N	0
Accessibility					
Constrained Access: No	Public Right of \	Vay: Y	/es	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m		Open Space: <400n		Post Office: <1600m
Primary School: <400m	Secondary School >1600m	:	<b>College:</b> <1600m		<b>Town Centre:</b> >1600m
Convenience Store: <1600m	Supermarket: <80	0m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details					
Site reference: KS18					
Ward: Knutton	Site Address: La	nd Noi	th of Lower Mileho	use	lane. Knutton
Deliverable: No		Developable: Yes			reenfield/Brownfield:
Land Owner: NuLBC	Site Use: Car par	k		G	ross Site Area (Ha): 12
Density Applied: 50	Developable Are	ea App	lied:95%		evelopable Area (Ha): 11
Estimated Potential Capacity	: 10		Site Gross Capacity	: 10	
Delivery Period (0-5 years): 0	Delivery Period	(6-10 y	<b>/ears):</b> 10		elivery Period (11-15 ears): 0
Call for Site: No	I			12	•
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes			-	able: Yes
-		vo pla	nning permission f		
Does the site have planning permission for housing? No	Does the site ha	ve pla	nning permission i	oren	npioyment? NO
SHELAA Comment:					
	Nowcastle urban a		d is currently being		sidered as part of a
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.					
Site Selection Comment:			ciopinent ingri insk	urcu	on site.
The site is brownfield, located	within the Newca	stle ur	ban area and is cur	rentl	v being considered as
part of a masterplan exercise					
development of any significar					
be gained via the B5367 road.			-		
the SSM and summarised abo	-				
Regulations Assessment and r	-				
an allocated site in the Local F					
Planning and Sustainability					
Green Belt: No	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment:		N/A		N/A
Playing Pitch Strategy:			Open Space Strate	gy: N	/A
Economic Needs Assessment	: N/A		Low Zero Carbon O		rtunities: Unsuitable
Natural Environment	,			1.1.	
Local Nature Reserve: No	LNR within 150m:	No	Special Protection		Special Area of
Local Nature Reserve. No			Area: No		Conservation: No
SSSI: No	SSSI within 250m:		RAMSAR Site: No		RAMSAR Site within
<b>3331.</b> NO	5551 Within 250m.	NO	NAMISAN SILE. NO		<b>250m:</b> No
-	0		er of SBIs within	Anci	ent Woodland: No
	•	150m			
Number of Ancient	Regionally Import	ant	RIGS within 150m:	NO	
Woodlands within 150m: 0	Geological Site:				
	Total TPOs onsite:		Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification	on: Urban		Landscape Charact	er: N	one - urban area

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

Site Details					
Site reference: KS19					
Ward: Knutton	Site Address: Kn	utton	Lane, Knutton		
Deliverable: No		•			reenfield/Brownfield: rownfield
Land Owner: Aspire	Site Use: Garage	es			ross Site Area (Ha): 08
Density Applied: 50	Developable Are	ea Ap	<b>plied:</b> 95%		<b>evelopable Area (Ha):</b> 076
Estimated Potential Capacity	stimated Potential Capacity: 5 Site Gross Capacity: 5				
Delivery Period (0-5 years):	Delivery Period	(6-10	<b>years):</b> 5		elivery Period (11-15 ears):
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	9		Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes			V	i <b>able:</b> Yes
Does the site have planning	Does the site ha	ve pla	anning permission f	or er	nployment? No
permission for housing? No					
SHELAA Comment:	L				
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 currentl	y on site just up the	e roac	l. The Call for Sites s	ubm	itted is for 5 dwellings
(2 x 2bed semi detached hou	ses and 3 x 2bed te	rrace	d houses).		
Site Selection Comment:					
This site is brownfield compri					
are in support of developing			•	•	
just up the road. The Call for			- ·		
3 x 2bed terraced houses) sin	-		•		
Taking into account and bala					
above, alongside the outcom				-	
and relevant evidence base it			his site is included as	s an a	allocated site in the
Local Plan subject to appropr	iate policy wording	<u>.</u>			
Planning and Sustainability					
Green Belt: No	Green Belt			ent:	Assessed by ARUP:
	Assessment: No		N/A		N/A
Playing Pitch Strategy: No			Open Space Strate		
Economic Needs Assessment	:: No		Low Zero Carbon C	)ppo	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m	No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
•	ite of Biological mportance: No	Num 150m	ber of SBIs within n: 0	Anc	i <b>ent Woodland:</b> No
Number of Ancient	<b>Regionally Import</b>	tant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: N	0			
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No

Agricultural Land Classification	on:	Landscape Character:		
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 Reg	gistered Park and Garder	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk:	Flood Zone 2:	FI	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): Marginally		bal development Low isk Area (% within): 25	
Mineral Safeguard Area: Supe	erficial Sand and Gravel	Adverse Topography: N	0	
Accessibility				
Constrained Access: No	Public Right of Way: N	de	ural Site outside evelopment oundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	<b>Secondary School:</b> <800m	College: <400m	<b>Town Centre:</b> <1600m	
Convenience Store: <800m	Supermarket: <800m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: KS3					
Ward: Knutton	Site Address: Land at Children's Centre)	Blackbank Road, Knutt	on (adjacent Knutton		
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield		
Land Owner: SCC	Site Use: Playing field		<b>Gross Site Area (Ha):</b> 3.76		
Density Applied: 50	Developable Area Ap		<b>Developable Area (Ha):</b> 3.01		
Estimated Potential Capacity	: 150	Site Gross Capacity: 1	50		
Delivery Period (0-5 years): 0	Delivery Period (6-10	• •	Delivery Period (11-15 years): 0		
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable		Suitable for emplo	yment: Unsuitable		
Availability: Available	Achievable: Yes	•	Viable: Yes		
Does the site have planning		anning permission for			
permission for housing? No					
SHELAA Comment:					
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 appropri	ate policy wording.				
Planning and Sustainability					
Green Belt: No	Green Belt Assessment: No	GB Parcel Assessmen N/A	t: Assessed by ARUP: N/A		
Playing Pitch Strategy:		Open Space Strategy:	No		
Economic Needs Assessment	: No	Low Zero Carbon Opp	ortunities: 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
-		Numl 150m		Anci	ent Woodland: No
	Regionally Import Geological Site:	ant	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificatio	<b>n:</b> Grade 4 / Urbar	۱	Landscape Characte	er: N	one - urban area
Heritage					
	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 0		Local Listing: No
Monument: No	Scheduled Ancien Monument withir 150m: No	-	Conservation Area:		Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 ir 30 years	Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	<b>3b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No		Air Quality Manage	men	t Area: No
<b>Coal Authority High Risk Area</b> No	: Coal developme within): Margina	-	h Risk Area (%		oal development Low sk Area (% within): Is
Mineral Safeguard Area: Parti	ally on site		Adverse Topograph	iy: N	0
Accessibility					
Constrained Access: No	Public Right of V	Vay: Y	es	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <1600m
•	Secondary School <1600m	:	<b>College:</b> <1600m		<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: <16	00m	<b>Bus Stop:</b> <800m		<b>Train Station</b> : >1600m

Site Details					
Site reference: LW14					
Ward: Loggerheads	Site Address: La	nd of	Newcastle Road (Ro	own	ey Farm)
Deliverable: No		•			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricu	_			ross Site Area (Ha): .44
Density Applied: 20	Developable Ar	ea Ap	<b>plied:</b> 95%		evelopable Area (Ha): .42
Estimated Potential Capacit	<b>y:</b> 8		Site Gross Capacity	:8	
Delivery Period (0-5 years):	0 Delivery Period	(6-10	years): 8		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potent	ially suitable		Suitable for emp	loyr	nent: Unsuitable
Availability: Available	Achievable: Yes		•		iable: Yes
Does the site have planning permission for housing? No	Does the site ha	ave pla	anning permission fo	or er	mployment? No
The site is isolated and disco The site is promoted for hou 15/00821/OUT) was refused and impacts to the open cha APP/P3420/W/15/3141542). LNPG1 of the Loggerheads N services and facilities. <b>Site Selection Comment:</b> The site is isolated and disco The site is promoted for hou 15/00821/OUT) was refused and impacts to the open cha APP/P3420/W/15/3141542). 2) agricultural land. Landscap <b>Planning and Sustainability</b> <b>Green Belt:</b> No	sing development. based on developm racter of the countri- Housing developm leighbourhood Developm nnected from the d sing development. based on developm racter of the countri- Impact local chara be sensitivity. It also Green Belt Assessment: No	Outlir nent le ryside nent o elopm levelo Outlir nent le ryside cter/	e planning approval ocated within an isol . Dismissed at appea n site would not be o ent Plan. The site ha pment boundary of l e planning approval ocated within an isol . Dismissed at appea appearance of area. boor access to servic GB Parcel Assessme N/A Open Space Strateg	for lated lated for lated for lated lated lated lated very es a <b>ent:</b>	up to 9 dwellings (Ref. d countryside location, opeal Ref: pliant with Policy for access to a range of gerheads settlement. up to 9 dwellings (Ref. d countryside location, opeal Ref: y good quality (Grade nd facilities. Assessed by ARUP: N/A
Economic Needs Assessmen	<b>t:</b> N/A		Low Zero Carbon O	рро	rtunities: 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
I	Site of Biological mportance:	150n	n: 0		ient Woodland:
Number of Ancient Woodlands within 150m: 0	•	lo	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No

Agricultural Land Classificatic	on: 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	Scheduled Ancient	Conservation Area:	<b>Conservation Area</b>	
Monument: No	<b>Monument within</b> 1 <b>50m</b> : No		within <b>150m</b> : 0	
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nent Area: No	
<b>Coal Authority High Risk Area</b> No	i: Coal development Hig within): No	F	<b>coal development Low</b> li <mark>sk Area (% within):</mark> lo	
Mineral Safeguard Area: On s	lite	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way: 1	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	Train Station: >1600m	

Site Details					
Site reference: LW23					
Ward: Loggerheads	Site Address: La	nd at	Pinewood Road,		
	Loggerheads	nu ut	r mewood nodd,		
Deliverable: No	Developable: Ye	s		G	reenfield/Brownfield:
	bevelopuble. Te	.5			reenfield
Land Owner: Private	Site Use: Agricu	ltural	fields		ross Site Area (Ha):
				1	
Density Applied: 20	Developable Ar	ea Ap	plied:85%	D	evelopable Area (Ha):
,	•	•	•		.94
Estimated Potential Capacity	: 19		Site Gross Capacity	: 19	
Delivery Period (0-5 years): (	Delivery Period	(6-10	years): 19	D	elivery Period (11-15
				y	ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potenti	ally suitable		Suitable for emp	lovr	nent: Unsuitable
Availability: Available	, Achievable: Yes		•		iable: Yes
Does the site have planning		vo nla	anning permission fo		
permission for housing? No	Does the site ha	ve pi			
SHELAA Comment:					
The site is located outside the	e development hou	Indary	of Loggerheads an	d nr	omoted for housing
development. Access can onl	-			-	_
part of the neighbouring proj	•		-		••
Road have no public footpath					
for large scale development,					
compliant with Policy LNPG1			_		
poor access to a range of serv		0			
Site Selection Comment:					
The site is located outside the	e development bou	indary	/ of Loggerheads, an	d pr	omoted for housing
development. Access can onl	y be achieved via a	n unn	amed single lane tra	ck o	off of Pinewood Road
which has no street lighting.	Landscape sensitivi	ty&p	prospective harm to	char	acter of area. The site
has poor access to a range of	services and facilit	ies.			
Planning and Sustainability					
Green Belt: No	Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
	Assessment: No		N/A		N/A
Playing Pitch Strategy:			Open Space Strate	gy:	
Economic Needs Assessment	:: N/A		Low Zero Carbon O	рро	rtunities: Less
			constrained	•••	
Natural Environment					
Local Nature Reserve: No	LNR within 150m	: No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within
					<b>250m:</b> No
Biodiversity Alert Site: No S	ite of Biological	Num	ber of SBIs within	Anc	ient Woodland: No
-	mportance: No	150n	n: 0		
Number of Ancient	Regionally Import	ant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site:
	1		1		No

•		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	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within 150m: 0	
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
<b>Coal Authority High Risk Area</b> No	i: Coal development Hi within): No	F	Coal development Low Risk Area (% within): No	
Mineral Safeguard Area: On s	lite	Adverse Topography:	No	
Accessibility				
Constrained Access: Yes	Public Right of Way:	c	tural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	<b>Secondary School:</b> >1600m	College: >1600m	Town Centre: >1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details							
Site reference: LW24							
Ward: Maer & Whitmore	Site Address: La	nd off	Coombesdale Hill, C	Chor	ton		
Deliverable: No		Developable: Yes			reenfield/Brownfield:		
Land Owner: Private	Site Use: Agricul	Site Use: Agriculture			ross Site Area (Ha): 39		
Density Applied: 20	Developable Are	ea Ap	plied:95%		evelopable Area (Ha): 37		
Estimated Potential Capacity:	:7						
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 7		elivery Period (11-15 ears): 0		
Call for Site: Yes							
Summary Comments							
Suitable for housing: Potentia	ally suitable		Suitable for emp	loyn	nent: Unsuitable		
Availability: Available	Achievable: Yes			Vi	able: Yes		
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission fo	or en	nployment? No		
	gh quality, eco frie isolated site with li e is within 800m of	ndly, mitec Maei	executive dwellings d access to services a r Conservation Area bes Dale Sites of Biol GB Parcel Assessme	and f / Ma ogica	acilities. Access to the ler Hall Registered al Importance.		
Playing Pitch Strategy:			N/A		•		
······································			N/A Open Space Strateg	gy:	N/A		
Economic Needs Assessment:	: N/A		-		N/A		
	: N/A		Open Space Strateg Low Zero Carbon O		N/A		
Economic Needs Assessment: Natural Environment	: N/A LNR within 150m:	No	Open Space Strateg Low Zero Carbon O		N/A		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No	- 	-	Open Space Strateg Low Zero Carbon O constrained Special Protection		N/A tunities: More Special Area of		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No	LNR within 150m: SSSI within 250m:	No	Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No	ppoi	N/A tunities: More Special Area of Conservation: No RAMSAR Site within		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	LNR within 150m: SSSI within 250m: te of Biological	No	Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within	ppoi	N/A tunities: More Special Area of Conservation: No RAMSAR Site within 250m: No		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient	LNR within 150m: SSSI within 250m: te of Biological nportance: No Regionally Import	No Num 150m	Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within	ppoi Anci	N/A tunities: More Special Area of Conservation: No RAMSAR Site within 250m: No		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient Woodlands within 150m: 0	LNR within 150m: SSSI within 250m: te of Biological nportance: No	No Num 150m	Open Space Strates Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 1	ppoi Anci	N/A tunities: More Special Area of Conservation: No RAMSAR Site within 250m: No ent Woodland: No		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient Woodlands within 150m: 0	LNR within 150m: SSSI within 250m: te of Biological nportance: No Regionally Import	No Num 150m ant	Open Space Strates Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within n: 1	ppoi Anci	N/A tunities: More Special Area of Conservation: No RAMSAR Site within 250m: No		
Economic Needs Assessment: Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No In Number of Ancient Woodlands within 150m: 0	LNR within 150m: SSSI within 250m: te of Biological nportance: No Regionally Import Geological Site: Total TPOs onsite:	No Num 150m ant	Open Space Strateg Low Zero Carbon O constrained Special Protection Area: No RAMSAR Site: No ber of SBIs within 1: 1 RIGS within 150m:	Anci No	N/A tunities: More Special Area of Conservation: No RAMSAR Site within 250m: No ent Woodland: No Carbon Capture Site: No		

Listed Building: No	Number of Listed Buildings within 250m:	Number of Listed Buildings within 500m	Local Listing: No
	0	0	•
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area
Monument: No	Monument within		within 150m: 0
	<b>150m:</b> No		
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 0	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
Coal Authority High Risk Area	a: Coal development Hi	gh Risk Area (% 🛛 🗘	Coal development Low
No	within): No	F	Risk Area (% within):
		h i i i i i i i i i i i i i i i i i i i	′es
Mineral Safeguard Area:		Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way:	No F	Rural Site outside
		c	levelopment
		k	ooundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: >1600m	Secondary School:	College: >1600m	Town Centre:
	>1600m		>1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <1600m	Train Station: >1600m

Site Details					
Site reference: LW27					
Ward: Loggerheads	Site Address: La	nd at	Church Road, Ashle	v (2)	
Deliverable: No	Developable: Ye	•			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	Site Use: Agricultural fields			ross Site Area (Ha): 11
Density Applied: 20	Developable Are	ea Ap	plied:80%		<b>evelopable Area (Ha):</b> 49
Estimated Potential Capacity	<b>/:</b> 50		Site Gross Capacity	<b>/:</b> 50	
Delivery Period (0-5 years): (	Delivery Period	(6-10	years): 50		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potenti	ally suitable		Suitable for em	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes			V	i <b>able:</b> Yes
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission f	or er	nployment? No
Wesleyan Road, Gravelly Hill public footpaths or street ligh development, particularly en Policy LNPG1 of the Loggerhe range of services and facilitie <b>Site Selection Comment:</b> The site is located within the The site has a public right of be suitable to provide direct Wesleyan Road, Gravelly Hill public footpaths or street ligh services and facilities. <b>Planning and Sustainability</b> <b>Green Belt:</b> No	nting. The surround poloyment. Housing eads Neighbourhoo s. Public right of wa rural settlement of way on site and is s entry to the site, ac and School Lane is nting. Landscape se	ling ro g deve d Dev ay on f Ashle urrou ccess t const	ead network does no elopment on site wo relopment Plan. The site. ey, and promoted fo nded by footpaths. to Church Road from rained due to them ity. The site also has <b>GB Parcel Assessm</b>	ot ler ould r site or hor Whil h the bein 5 poo	d itself for large scale not be compliant with has limited access to a using development. e Church Road could wider network via g single laned with no r access to a range of Assessed by ARUP:
	Assessment: No		N/A		N/A
Playing Pitch Strategy:			Open Space Strate	••	
Economic Needs Assessmen	t: N/A		Low Zero Carbon C	рро	rtunities: 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
-	ite of Biological mportance:	Num 150n	ber of SBIs within n: 0	Anc	ient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: N	0	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No

-		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	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	<b>Monument within</b> 150m: No		within <b>150m:</b> 0	
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment	·			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	e <b>nt Area:</b> No	
<b>Coal Authority High Risk Area</b> No	i: Coal development Hig within): No	F	Coal development Low Risk Area (% within): No	
Mineral Safeguard Area: Non	e	Adverse Topography:	No	
Accessibility				
Constrained Access: Yes	Public Right of Way: \	c	Rural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m	
Primary School: >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: LW29					
Ward: Loggerheads	Site Address: Site 1 C	harnes Road,			
	Ashley				
Deliverable: No	Developable: Yes		Greenfield/Brownfield:		
			Greenfield		
Land Owner: Private	Site Use: Agricultural	field	Gross Site Area (Ha):		
			2.21		
Density Applied: 20	Developable Area Ap	oplied:80%	Developable Area (Ha):		
	25	1.77			
Estimated Potential Capacity		Site Gross Capacity:			
<b>Delivery Period (0-5 years):</b> C	Delivery Period (6-10	<b>) years):</b> 35	Delivery Period (11-15		
Call for Site: Yes			years): 0		
Summary Comments	ally quitable	Cuitchle fan an al			
Suitable for housing: Potenti		Suitable for emplo	oyment: Unsuitable		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning	Does the site have pl	anning permission for	r employment? No		
permission for housing? No					
SHELAA Comment:	rural cattlement of Achl	ay and promoted for	hausing davalanment		
The site is located within the and open space. Access via C					
public footpaths or street ligh					
development, particularly em			-		
Policy LNPG1 of the Loggerhe		-	-		
range of services and facilitie	-				
Site Selection Comment:	I				
The site is located within the	rural settlement of Ashl	ey, and promoted for	housing development		
and open space. Access via Cl					
public footpaths or street ligh	iting. Landscape sensitiv	vity. The site has limite	ed access to a range of		
services and facilities. Overhe	ad power line on site.				
Planning and Sustainability					
Green Belt: No	Green Belt	GB Parcel Assessme	nt: Assessed by ARUP:		
	Assessment: No	N/A	N/A		
Playing Pitch Strategy:		Open Space Strategy	/:		
Economic Needs Assessment	:: N/A	Low Zero Carbon Op	portunities: Unsuitable		
Natural Environment					
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of		
		Area: No	Conservation: No		
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within		
-			250m: No		
-	U		ncient Woodland: No		
	mportance: 150r	L	-		
Number of Ancient	Regionally Important	RIGS within 150m: N	10		
Woodlands within 150m: 0	Geological Site: Total TPOs onsite: 0	Hoavily Woodod:	Carbon Cantura Sitas		
Tree Preservation Order:		Heavily Wooded:	Carbon Capture Site: No		
Agricultural Land Classification	I nr: Grade 3	Landscane Character	r: Loggerheads Sandstone		
ngincultural Lanu ClassifiCallo	JII. Ulaue J	Hills & Farmlands	·· LOGGETTIEAUS SATIUSLOTTE		

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

Site Details					
Site reference: LW30					
Ward: Loggerheads	Site Address: Lar	nd at C	harnes Road, Ashle	ev.	
Deliverable: Yes	Developable: No		<i>.</i>	Gr	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	tural fi	eld		r <b>oss Site Area (Ha):</b> 59
Density Applied: 20	Developable Are	ea App	lied:85%	<b>De</b> 0.1	evelopable Area (Ha): 5
Estimated Potential Capacity:	3		Site Gross Capacity	: 3	
<b>Delivery Period (0-5 years):</b> 3	Delivery Period	(6-10 y	<b>ears):</b> 0		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	lovm	nent: Unsuitable
Availability: Available	Achievable: Yes				able: Yes
Does the site have planning		vo nlai	nning permission f		
permission for housing? Yes	Dues the site ha	ve piai	ining permission is		
SHELAA Comment:					
The site is located within the r	ural settlement of	۸chlov	/ and promoted fo	r hoi	using development
Access via Charnes Road is cor		-			• ·
street light. The surrounding r		-	-	-	-
particularly employment. Hous			-		•
of the Loggerheads Neighbour				•	-
services and facilities. Overhea					-
western boundary. Outline pla					-
3 no. serviced plots for self-bu		-	_		
Estimated site capacity reflect			•	eserv	eu except for access).
Site Selection Comment:	s the outline plan	ing pe	1111551011.		
The site is located within the r Access via Charnes Road is cor street lights. The surrounding site has limited access to a ran and a public right of way adjoi	nstrained due to it road network does ge of services and	being s not le faciliti	a single lane, and h end itself for large s es. There is an ove	aving scale	g no footpaths or development. The
Planning and Sustainability			,		
	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment: N/A		N/A		N/A
Playing Pitch Strategy:			Open Space Strate		1 4
Economic Needs Assessment:					<b>tunities:</b> Unsuitable
Natural Environment		P		~~0	
		No			Special Area of
Local Nature Reserve: No	LNR within 150m:		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 Sit	e of Biological	Numb	er of SBIs within	Anci	ent Woodland: No
Im	portance: No	150m:	0		
Number of Ancient	Regionally Import	ant I	RIGS within 150m:	No	
	Geological Site:				

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No	
Agricultural Land Classificatio	on: Grade 3	Landscape Character: I Hills & Farmlands	oggerheads Sandstone	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	0	2		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	<b>Conservation Area</b>	
Monument: No	Monument within		<b>within 150m:</b> 0	
	150m: No			
Registered Park and Gardens: NoRegistered Park and Gardens within 150m: No				
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% 🛛 🗘	Coal development Low	
No	within): No	F	Risk Area (% within):	
			lo	
Mineral Safeguard Area: Non	e	Adverse Topography: 1	No	
Accessibility				
Constrained Access: Yes	Public Right of Way: \	d	Rural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m	
Primary School: >1600m	Secondary School: >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m	

Site Details				
Site reference: LW38				
Ward: Maer & Whitmore	Site Address: Land at	corner of A53 and Sand	ly Lane, Baldwin's Gate	
Deliverable: No	Developable: Yes			
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 2.72	
Density Applied: 20	Developable Area Ap		<b>Developable Area (Ha):</b> 2.06	
Estimated Potential Capacity:	41	Site Gross Capacity: 4	1	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	• •	Delivery Period (11-15 years): 0	
Call for Site: Yes			•	
Summary Comments				
Suitable for housing: Potentia	Illy suitable	Suitable for employ	ment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
-		anning permission for		
Does the site have planning permission for housing? No	Dues the site have pla	aming permission for		
SHELAA Comment:				
	ent houndary of Raldw	in's Gate and promote	t for housing	
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 light			•	
improvements may be require				
within a rural residential area,				
makes it unsuitable for emplo	-	-	•	
compliant with Policy HG1 of t				
Neighbourhood Development	•			
Site Selection Comment:		0		
This greenfield site borders th planning application 22/01105 access improvements & mitiga having no public footpaths or characterised by predominant area of countryside that exten prospectively, townscape imp adjacent to Heronpool Open S	5/FUL for 52 dwellings. v ation, addressing issues street lighting, may be r ly residential dwellings, ids beyond Sandy Lane, acts. The site has access	which is pending consid of restricted visibility of required. The adjacent within the wider rural landscape sensitivity is to some services and	eration. Appropriate n the A53 & Sandy Lane built area is centre. Owing to the an issue, as are facilities. The site is	
site of biological importance a agricultural land. The site is of		-	-	
Planning and Sustainability			Juic.	
	Green Belt	CP Darcal Accordmont		
	Green Belt Assessment:	GB Parcel Assessment	N/A	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment: N/A Low Zero Carbon Opportunities: Unsuitable				
		•		
Natural Environment				
Natural Environment	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	

		N	an of CDIstal.t.	A	
-	ite of Biological	-		Ancie	nt Woodland:
	mportance: No	150m			
Number of Ancient	Regionally Import	tant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: Io
Agricultural Land Classificati	on: Grade 3		Landscape Characte Sandstone Hills & Fa		•
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 1		ocal Listing: No
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation</b> Area:	No C	Conservation Area
Monument: No	Monument withii 150m: No	า		~	vithin 150m: 0
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rdens	within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: None	Flood Zone 2:			Floo	od Zone 3:
FZ2 (% within): 0	FZ3 (% within):	0		FZ3	<b>b (% within):</b> 0
Surrounding uses raise amer	nity concerns? No		Air Quality Manage	ement	Area: No
<b>Coal Authority High Risk Are</b> No	a: Coal developme within): No	ent Hig	sh Risk Area (%		Il development Low < Area (% within):
Mineral Safeguard Area: Par	tially on site		Adverse Topograph	iy: No	
Accessibility					
Constrained Access: Yes	Public Right of \	Vay: №	10	dev	al Site outside elopment indary: Yes
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m	· · ·	Post Office: <800m
Primary School: <400m	Secondary School >1600m		<b>College:</b> >1600m	Т	<b>own Centre:</b> 1600m
Convenience Store: <400m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		<b>rain Station</b> : 1600m

Site Details			
Site reference: LW41			
Ward: Loggerheads	Site Address: Land So	uth of Green Lane, As	hley
Deliverable: No	Developable: Yes	· · ·	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 1.44
Density Applied: 20	Developable Area Ap	plied:85%	Developable Area (Ha): 1.22
Estimated Potential Capacity:	25	Site Gross Capacity:	25
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 25	Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentia	lly suitable	Suitable for emplo	oyment: Unsuitable
Availability: Available	Achievable: Yes	·	Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? No
public footpaths or street light development, particularly emp was dismissed at appeal (APP/ location. Housing developmen Loggerheads Neighbourhood F Overhead power line and publ <b>Site Selection Comment:</b> The site is located within the re and open space. Access via Gre public footpaths or street light development, particularly emp was dismissed at appeal (APP/ location. The site has limited a Overhead power line and publ is within the other settlements agricultural land. <b>Planning and Sustainability</b>	oloyment. Planning perr P3420/W/18/3204512) t on site would not be o Plan. The site has limited ic right of way on site. ural settlement of Ashle een Lane is constrained ing. The surrounding ro oloyment. Planning perr P3420/W/18/3204512) ccess to a range of serv ic right of way to the so	nission for 12 dwellin due to the site not be compliant with Policy d access to a range of ey, and promoted for due to it being a sing bad network does not nission for 12 dwellin due to the site not be ices and facilities. Lan	gs (Ref. 17/00605/FUL) eing in an accessible LNPG1 of the services and facilities. housing development le lane, and having no lend itself for large scale gs (Ref. 17/00605/FUL) eing in an accessible adscape sensitivity. 5 located in Ashley which
	Green Belt	CP Darcal Accoremo	at Accord by APUD
	Assessment: No	N/A	nt: Assessed by ARUP: N/A
Playing Pitch Strategy: No	•	Open Space Strategy	
Economic Needs Assessment:	NO	Low Zero Carbon Op	portunities: Unsuitable
Natural Environment Local Nature Reserve: No	.NR 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
-	e of Biological Num portance: No 150m		ncient Woodland: No

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site:		
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	Landscape Character: Hills & Farmlands	Loggerheads Sandstone
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 Reg	sistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:	F	Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> No	e: Coal development Hig within): No	F	Coal development Low Risk Area (% within): No
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N	c	Rural Site outside development ooundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details						
Site reference: LW49						
Ward: Loggerheads	Site Address: Land So	uth of Wrekin House	Mucklestone Wood			
	Lane, Loggerheads					
Deliverable: No	Developable: Yes		Greenfield/Brownfield:			
			Greenfield			
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha):			
		0.28				
Density Applied: 20	Developable Area Ap	Developable Area Applied:95% Developable Area (				
	0.27					
Estimated Potential Capacity:	5	Site Gross Capacity:	5			
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 5	<b>Delivery Period (11-15</b> years): 0			
Call for Site: No						
Summary Comments						
Suitable for housing: Potentia	lly suitable	Suitable for emplo	oyment: Unsuitable			
Availability: Available	, Achievable: Yes	•	, Viable: Yes			
Does the site have planning	Does the site have pla	anning permission for				
permission for housing? No	Does the site have pro					
SHELAA Comment:						
The site borders the developm	ent houndary of Logge	rheads settlement M	ucklestone Wood Lane			
has no public footpaths or stre						
17/00450/FUL) was dismissed			•			
the rural area, and conflicts wi						
Design Guidance (Ref. APP/P3	•••••					
not be compliant with Policy L						
site has access to some service		0	•			
Site Selection Comment:						
The site borders the developm	ent boundary of Logge	rheads settlement. M	ucklestone Wood Lane			
has no public						
footpaths or street lighting the	erefore access is constra	ained. An appeal for a	four bedroom dwelling			
(Ref. 17/00450/FUL) was dism	issed 22/05/2018 due t	o harm to the charact	er and appearance to the			
rural area, and conflicts with C	<b>•</b> · · ·		-			
Guidance (Ref. APP/P3420/W/			rvices and facilities. The			
site is grade 3 agricultural land	. Minerals safeguarding	g area on site.				
Planning and Sustainability		-				
	Green Belt		nt: Assessed by ARUP:			
Playing Pitch Strategy: N/A	Assessment: No	N/A Onon Space Strategy	N/A			
	NI / A	Open Space Strategy				
Economic Needs Assessment:	N/A	Low Zero Carbon Op constrained	portunities: Less			
Natural Environment						
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	<b>Special Area of</b> Conservation: No			
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within			
-			<b>250m:</b> No			
-	e of Biological Num portance: 150n		Ancient Woodland: No			

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site:		
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	Landscape Character: Hills & Farmlands	Loggerheads Sandstone
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m 1	Local Listing: No I:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	• Conservation Area within 150m: 0
Registered Park and Gardens:	No Reg	gistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		F <b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No	-	<b>Coal development Low Risk Area (% within):</b> No
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: LW53					
Ward: Loggerheads	Site Address: Land at	corner of Mucklestone	Wood Lane & Rock		
	Lane, Loggerheads				
Deliverable: No	Developable: Yes		Greenfield/Brownfield:		
		-			
Land Owner: Private	Site Use: Agriculture		Greenfield Gross Site Area (Ha):		
			8.35		
Density Applied: 20	Developable Area Ap	olied:80%	Developable Area (Ha):		
,		6.68			
Estimated Potential Capacity:	Estimated Potential Capacity: 130 Site Gross Capacity: 130				
Delivery Period (0-5 years): 0	Delivery Period (6-10	vears): 130	Delivery Period (11-15		
			years): 0		
Call for Site: Yes			I <b>.</b> .		
Summary Comments					
Suitable for housing: Suitable		Suitable for emplo	vment: Unsuitable		
Availability: Available	Achievable: Yes	-	Viable: Yes		
•					
Does the site have planning	Does the site have pla	inning permission for	employment? No		
permission for housing? No					
SHELAA Comment:					
The site borders the developm					
development and open space.					
side of the site. Further along I			-		
dwellings (Ref. 17/00450/FUL)					
appearance to the rural area, a		•••			
Urban Design Guidance (Ref. A		-			
site would not be compliant w			-		
Plan. The site has limited acce					
refused at committee in Febru	ary 2024 (23/00002/OL	JT) - right of appeal rei	mains to be exercised.		
Site Selection Comment:					
The site borders the developm					
development and open space.		•	-		
side of the site. Access can be			•		
House Farm, a Grade 2 listed b	-	•			
appropriate design. The site is					
site is grade 3 in terms of agric					
designations that are in close p	•	-			
screening should mitigate for i	mpacts on landscape. T	he site is viable, availa	ble and deliverable		
wihtin the Plan period.					
Taking into account and baland					
above, alongside the outcome					
and relevant evidence base it is recommended that this site is included as an allocated site in the					
Local Plan subject to appropria	te policy wording.				
Planning and Sustainability					
	Green Belt		t: Assessed by ARUP:		
	Assessment:	N/A	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
		Na			Conservation: No
SSSI: No	SSSI within 250m:	INO	RAMSAR Site: No		RAMSAR Site within 250m: No
-		Num 150m		Anci	ent Woodland: No
Number of Ancient	Regionally Import		RIGS within 150m: 1	No	
Woodlands within 150m: 0		unt		•••	
Tree Preservation Order: No	<u> </u>	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classificati	on: Grade 3		Landscape Characte Hills & Farmlands	e <b>r:</b> Lo	oggerheads Sandstone
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 2 2	50m:	Buildings within 500 3	)m:	
Scheduled Ancient	Scheduled Ancien	t	Conservation Area:	No	Conservation Area
Monument: No	Monument withir 150m: No	ı			within 150m: 0
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment		•			
Surface Water Flood Risk: None	Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amer	nity concerns? No		Air Quality Manage	men	<b>t Area:</b> No
<b>Coal Authority High Risk Are</b> No	a: Coal developme within): No	nt Hig	sh Risk Area (%		oal development Low sk Area (% within):
Mineral Safeguard Area: On	site		Adverse Topograph		
Accessibility				<u>,</u>	
Constrained Access: Yes	Public Right of V	Vay: N	NO	de	ural Site outside evelopment oundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m		Open Space: <400m	1	Post Office: <1600m
Primary School: <1600m	Secondary School >1600m	:	College: >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <800m	Supermarket: <16	00m	<b>Bus Stop:</b> <800m		<b>Train Station</b> : >1600m

Site Details					
Site reference: LW54					
Ward: Loggerheads	Site Address: Lan	nd Sou	uth of Eccleshall Roa	ad, Lo	oggerheads
Deliverable: No	Developable: Yes			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricult	ure			ross Site Area (Ha): 16
Density Applied: 20	Developable Are	a App	olied:80%		evelopable Area (Ha): 33
Estimated Potential Capacity:	147		Site Gross Capacity	: 147	7
Delivery Period (0-5 years): 0	Delivery Period (	6-10	years): 147		elivery Period (11-15 ears): 0
Call for Site: Yes	I				•
Summary Comments					
Suitable for housing: Potentia	lly suitable		Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes				i <b>able:</b> Yes
Does the site have planning		/e nla	anning permission f		
permission for housing? No		- 10		J. CI	
development. Two outline app the Borough Council in 2018 (F foreseeable adverse impact or site would not be compliant w Plan. The site has limited acces <b>Site Selection Comment:</b> The site borders the developm development. Two outline app the Borough Council in 2018 (F foreseeable adverse impact or access to a range of services a and included within the site bo / grade 4 agricultural land. The <b>Planning and Sustainability</b>	Ref: 17/00787/OUT in the character and ith Policy LNPG1 or ss to a range of ser ment boundary of Lo plications for a neig Ref: 17/00787/OUT in the character and nd facilities. Overh boundary (Leightons	F & 18 I appo f the vices ogger ghbou F & 18 I app ead p s Drur	B/00637/OUT). A re earance of the area Loggerheads Neighl and facilities. Overl rheads settlement, a uring site up to 70 de B/00637/OUT). A re earance of the area power line on site. T mble). Landscape se	ason Hou bour head welli ason . The he si nsiti	for refusal were ising development on hood Development power line on site. promoted for housing ngs were refused by for refusal were e site has limited te has an SBI adjacent vity. The site is grade 3
	Green Belt Assessment: No		<b>GB Parcel Assessm</b> N/A	ent:	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A			Open Space Strate	gy: N	
Economic Needs Assessment:	N/A		Low Zero Carbon C constrained		-
Natural Environment			·		
Local Nature Reserve:	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
Im	portance:	150m	r		ient Woodland:
	Regionally Importa Geological Site: No		RIGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
-		Landscape Character: I Hills & Farmlands	oggerheads Sandstone	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	1	3		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	<b>Conservation</b> Area	
Monument: No	Monument within		within 150m: 0	
	150m: No			
Registered Park and Gardens: NoRegistered Park and Gardens within 150m: No				
Physical Environment				
Surface Water Flood Risk: 1 in	rface Water Flood Risk: 1 in Flood Zone 2:		lood Zone 3:	
30 years				
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% C	Coal development Low	
No	within): No	F	Risk Area (% within):	
			No	
Mineral Safeguard Area: On s	site	Adverse Topography: 1	No	
Accessibility				
Constrained Access: No	Public Right of Way: N	No R	ural Site outside	
		d	levelopment	
		b	oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre:	
	>1600m		>1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	Train Station: >1600m	
Site Details				
--	---	--	---	--
Site reference: LW74				
Ward: Maer & Whitmore	Site Address: Land at	Baldwin's Gate Farm		
Deliverable: Yes	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield	
Land Owner: Private	Site Use: Agriculture			
Density Applied: 20	Developable Area Ap	plied:80%	Developable Area (Ha): 10.26	
Estimated Potential Capacity:	200	Site Gross Capacity: 2	00	
<b>Delivery Period (0-5 years):</b> 120	Delivery Period (6-10	•	Delivery Period (11-15 years): 0	
Call for Site: Yes			•	
Summary Comments				
Suitable for housing: Suitable Suitable Suitable for employment: Unsuitable				
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have pl	anning permission for o	employment? No	
visibility along the A53. Locally when travelling from Baldwin's site would not be compliant wi Whitmore Neighbourhood Dev facilities. <b>Site Selection Comment:</b> Planning approval for up to 200 Site status not started as of Jur	Gate towards the sou th Policy HG1 of the Cl elopment Plan. The sit	th-west on the A53. Ho hapel and Hill Chorlton, te has access to a range	ousing development on Maer and Aston, and of services and	
Planning and Sustainability				
	Green Belt Assessment: No	<b>GB Parcel Assessment</b> 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 Opp	ortunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
Im	e of Biological Num portance: No 150r		cient Woodland: No	
Woodlands within 150m: 0	Regionally Important Geological Site: No	RIGS within 150m: No		
Tree Preservation Order: No T	otal TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No	

5		Landscape Character: Whitmore Ancient		
		Redland Farmlands		
Heritage				
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: Yes	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within 150m: 0	
Registered Park and Gardens: No Registered Park and Gardens within 150m: No				
Physical Environment				
Surface Water Flood Risk: 1 1000	in Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amer	nity concerns? No	Air Quality Manageme	ement Area: No	
Coal Authority High Risk Are	a: Coal development Hig	sh Risk Area (% C	oal development Low	
No	within): No	R	Risk Area (% within):	
		-	es	
Mineral Safeguard Area: Par	tially on site	Adverse Topography: N	10	
Accessibility				
Constrained Access: Yes	Public Right of Way: N	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m	
Primary School: <800m	Secondary School: >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: LW81					
Ward: Loggerheads	Site Address: Gr	avel E	Bank, Mucklestone R	oad	, Loggerheads
Deliverable: No	Developable: Ye			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	Site Use: Agriculture			ross Site Area (Ha): .29
Density Applied: 20	Developable Are	ea Ap	<b>plied:</b> 80%		evelopable Area (Ha): .83
Estimated Potential Capacity	<b>/:</b> 37		Site Gross Capacity	: 37	
Delivery Period (0-5 years): (	Delivery Period	(6-10	years): 37		elivery Period (11-15 ears): 0
Call for Site: No					
Summary Comments					
Suitable for housing: Potenti	ially suitable		Suitable for emp	oloyr	nent: Unsuitable
Availability: Available	Achievable: Yes			V	iable: Yes
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission f	or ei	mployment? No
SHELAA Comment:					
The site is located outside the refusals for outline permission Reasons for refusal were adv reliance and increasing usage be compliant with Policy LNP Furthermore, Eccleshall Road is based on the SHELAA meth <b>Site Selection Comment:</b> The site is located outside the refusals for outline permission Reasons for refusal were adv reliance and increasing usage street lighting. Landscape sen The site is in close proximity <b>Planning and Sustainability</b>	on of up to 70 dwell erse impacts on the of private car. Fur- G1 of the Loggerhe has no public foot nodology. The site h e development bou on of up to 70 dwell erse impacts on the of private car. Fur- nsitivity. The site ha to a listed building.	ings (l e char therm ads N paths as po indary ings (l e char therm is poo	Ref: 17/00787/OUT acter and appearance ore, housing develo eighbourhood Develo or street lighting. Es or access to a range of Loggerheads set Ref: 17/00787/OUT acter and appearance ore, Eccleshall Road r access to a range of ite is grade 3 agricul	& 18 ce of pme lopm stima of s tlem & 18 ce of l has of se ltura	8/00637/OUT). f the area, and the ent on site would not nent Plan. ated potential capacity ervices and facilities. ent, and has two 8/00637/OUT). f the area, and the no public footpaths or rvices and facilities. I land.
Green Belt: No	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment: No		N/A		N/A
Playing Pitch Strategy:			Open Space Strate	gy:	
Economic Needs Assessmen	<b>t:</b> 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
-	ite of Biological mportance:	Num 150m	ber of SBIs within n: 0	Anc	ient Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:	ant	RIGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classificatio	n: Grade 3	Landscape Character: Loggerheads Sandstone Hills & Farmlands		
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	1	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No		
	Monument within		within 150m: 0	
	150m: No			
Registered Park and Gardens: NoRegistered Park and Gardens within 150m: No				
Physical Environment				
Surface Water Flood Risk:	Flood Zone 2:	F	Flood Zone 3:	
None				
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	: Coal development Hig	gh Risk Area (% 🛛 🗸	Coal development Low	
No	within): No	F	Risk Area (% within):	
		Ν	lo	
Mineral Safeguard Area: On s	ite	Adverse Topography: I	dverse Topography: No	
Accessibility				
Constrained Access: Yes	Public Right of Way: N	No F	ural Site outside	
		c	levelopment	
		k	oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <800m	Post Office: <1600m	
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre:	
	>1600m		>1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <1600m	<b>Train Station</b> : >1600m	

Site reference: LW82						
Ward: Loggerheads	Site Address: Loggerh Loggerheads	heads Sanatorium, M	arket Drayton Road,			
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Brownfield			
<b>Land Owner:</b> Severn Trent Water	Site Use: Sewage Wo	Site Use: Sewage Works				
Density Applied: 20	Developable Area Ap	Developable Area Applied:95%				
Estimated Potential Capacit	t <b>y:</b> 7	7 Site Gross Capacity: 7				
Delivery Period (0-5 years):	0 Delivery Period (6-10	years): 7	<b>Delivery Period (11-15</b> years): 0			
Call for Site: Yes						
Summary Comments						
Suitable for housing: Potent	tially suitable	Suitable for emp	loyment: Unsuitable			
Availability: Available	Achievable: Yes		Viable: Yes			
Does the site have planning		lanning nermission fo				
permission for housing? No	•					
SHELAA Comment:						
The site borders the develop	oment hounadry of Logge	orheads settlement a	nd promoted for housing			
development. Severn Trent						
-						
	-	the site is via an unamed 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 calcualtion takes this into account. The adjacent SHELAA site LW13 has planning approval for 78						
	-		•			
calcualtion takes this into ac	count. The adjacent SHE	LAA site LW13 has pla	anning approval for 78			
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calcualtion takes this into ac	count. The adjacent SHE nent could be viewed as IPG1 of the Loggerheads	LAA site LW13 has pla infill, or rounding of t Neighbourhood Deve	anning approval for 78 he development boundary elopment Plan. The site is			
calcualtion takes this into ac dwellings. Housing developr in compliance with Policy LN small, and predominantly su	count. The adjacent SHE nent could be viewed as IPG1 of the Loggerheads irrounded by residential o	LAA site LW13 has pla infill, or rounding of t Neighbourhood Deve development which n	anning approval for 78 he development boundary elopment Plan. The site is nakes it unsuitable for			
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calcualtion takes this into ac dwellings. Housing developr in compliance with Policy LN small, and predominantly su employment development. some services and facilities. <b>Site Selection Comment:</b> The site borders the develop development. Severn Trent the site is via an unnamed si as access point provided is t Landscape sensitivity. Sanat services and facilities. Overh risk. <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessmer</b> <b>Natural Environment</b>	count. The adjacent SHE ment could be viewed as IPG1 of the Loggerheads irrounded by residential of Sanitorium could raise ar Overhead power line on oment boundary of Logge Water have indicated the ingle lane track off Marke oo narrow. Site of biolog orium could raise amenit head power line on site. T Green Belt Assessment: No	LAA site LW13 has pla infill, or rounding of t Neighbourhood Deve development which m nenity concerns (odo site. erheads settlement, a e possibility of closing et Drayton Road. Site ical importance adjoi ty concerns (odour). T the site is potentially GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon O	anning approval for 78 the development boundary elopment Plan. The site is nakes it unsuitable for ur). The site has access to nd promoted for housing the sanatorium. Access to is not currently preferred ns the northern boundary. The site has access to some subject to surface water ent: Assessed by ARUP: N/A sy: N/A			
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			(			
-	Site of Biological	-		Ancie	ent Woodland: No	
	Importance: Yes	150m				
Number of Ancient	Regionally Import	tant	RIGS within 150m:	No		
Woodlands within 150m: 1	0					
Tree Preservation Order: No	<b>Total TPOs onsite</b>	: 0	Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classification: Grade 4		<b>Landscape Characte</b> Hills & Farmlands	er: Lo	ggerheads Sandstone		
Heritage						
Listed Building: No	Number of Listed Buildings within 2 1		Number of Listed Buildings within 50 2		Local Listing: No	
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation</b> Area:	No	Conservation Area	
Monument: No	Monument within 150m: No	า			within 150m: 0	
Registered Park and Gardens: No Regis			gistered Park and Gardens within 150m: <b>No</b>			
Physical Environment						
Surface Water Flood Risk: 1 30 years	in Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within):	0		FZ	FZ3b (% within): 0	
Surrounding uses raise ame	nity concerns? Yes		Air Quality Manage	men	t Area: No	
<b>Coal Authority High Risk Are</b> No	ea: Coal developme within): No	ent Hig	sh Risk Area (%		al development Low sk Area (% within):	
Mineral Safeguard Area: On	site		Adverse Topograph	iy: No	0	
Accessibility						
Constrained Access: Yes	Public Right of \	Nay: №	10	de	ral Site outside velopment undary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <800m	
Primary School: <1600m	Secondary School >1600m		<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site Details				
Site reference: LW86				
Ward: Maer & Whitmore	Site Address: Land to	the rear of Slaters Vill	age, Baldwin's Gate	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Mixed	
Land Owner: Private	Site Use: Car park and	green space	<b>Gross Site Area (Ha):</b> 2.11	
Density Applied: 20	Developable Area Ap	olied:85%	<b>Developable Area (Ha):</b> 1.79	
Estimated Potential Capacity:	36	Site Gross Capacity: 3	36	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 36	<b>Delivery Period (11-15</b> years): 0	
Call for Site: Yes	·			
Summary Comments				
Suitable for housing: Potentia	Ily suitable	Suitable for emplo suitable	yment: Potentially	
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? No	
SHELAA Comment:				
The site is disconnected from for housing, offices, warehous the 2021 Call for Sites. The site venue (Hotel & Inn). The site of Employment suitability assess compliant with Policy HG1 of the Neighbourhood Development The site appears landlocked, be existing premises. The Econom access to a range of services a <b>Site Selection Comment:</b> The site is disconnected from promoted for multiple uses in adjoins an existing shopping / area of countryside that exten close proximity to Maer Conse 'average'. The site has poor ac into the site. The site is grade Rural Centre.	ing and other commerce e adjoins an existing sho could provide an extenti ment reflects this. Hous the Chapel and Hill Chor Plan. The site is in very but the site promoter ha nic Needs Assessment gr nd facilities. the development bound cluding housing, employ craft village along with ads beyond the site, land ervation Area. The Econo cress to a range of service	ial uses (retail, health, ipping / craft village al on to the existing com- ing development on si lton, Maer and Aston, close proximity to Ma s confirmed access ca rades the site as 'avera lary of Baldwin's Gate ment, retail, health, a a wedding venue (Hot lscape sensitivity is an omic Needs Assessmen- tes and facilities. There	and food and drink) in ong with a wedding mercial uses. ite would not be and Whitmore er Conservation Area. n be achieved within the age'. The site has poor settlement, and nd food & drink. The site el & Inn). Owing to the issue.The site is in very nt grades the site as e are access concerns	
Planning and Sustainability				
Green Belt: No	Green Belt Assessment: No	<b>GB Parcel Assessmen</b> N/A	t: Assessed by ARUP: N/A	
Playing Pitch Strategy: N/A		Open Space Strategy		
Economic Needs Assessment:	Average	Low Zero Carbon Opportunities: Less constrained		
Natural Environment				
	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:	

SSSI:	SSSI within 250m:	No	RAMSAR Site:		RAMSAR Site within 250m: No	
-	0	Numl 150m		Anci	ent Woodland:	
	Regionally Import Geological Site:	ant	RIGS within 150m:	No		
Tree Preservation Order:	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classificatio	in:		<b>Landscape Characte</b> Farmlands	er: N	laer Sandstone Hills &	
Heritage						
	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 0	0m:	Local Listing: No	
Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:		Conservation Area within 150m: 1	
Registered Park and Gardens:	No	Reg	gistered Park and Ga	rden	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 1:1000	Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	FZ3b (% within): 0	
Surrounding uses raise ameni	ity concerns? No		Air Quality Manage	emer	nt Area: No	
<b>Coal Authority High Risk Area</b> No	:: Coal developme within): No	nt Hig	h Risk Area (%		oal development Low sk Area (% within): es	
Mineral Safeguard Area: Non	e		Adverse Topograph	<b>iy:</b> N	0	
Accessibility						
Constrained Access: No	Public Right of V	Vay: N	10	de	ural Site outside evelopment oundary: No	
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400m	1 1	Post Office: <1600m	
•	<b>Secondary School</b> >1600m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site reference: LW87			
Ward: Loggerheads	Site Address: Former I	Petrol Station, Ecclesh	all Road, Loggerheads
Deliverable: No	Developable: Yes	,	Greenfield/Brownfield:
			Brownfield
Land Owner: Private	Site Use: Former petro	ol station	<b>Gross Site Area (Ha):</b> 0.19
Density Applied: 20	Developable Area App	olied:95%	<b>Developable Area (Ha):</b> 0.18
Estimated Potential Capacity: 2	12	Site Gross Capacity: 1	2
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 12	Delivery Period (11-15 years): 0
Call for Site: No			P
Summary Comments			
Suitable for housing: Suitable		Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? Yes
	redevelopment of the JL). The site has access evelopment boundary of redevelopment of the JL). The site has access	former petrol station to some services and of Loggerheads settler former petrol station to some services and	to form 12 apartments facilities. nent. Decision is pending to form 12 apartments
Playing Pitch Strategy: No		Open Space Strategy	
		- p p	
Economic Needs Assessment:		Low Zero Carbon Op	
Economic Needs Assessment: Natural Environment		Low Zero Carbon Opp	oortunities: Unsuitable
Natural Environment	NR within 150m: No	Low Zero Carbon Opp Special Protection Area: No	
Natural Environment Local Nature Reserve: No	NR within 150m: No SSI within 250m: No	Special Protection	oortunities: Unsuitable Special Area of
Natural Environment Local Nature Reserve: No L SSSI: No S Biodiversity Alert Site: No Site	SSI within 250m: No	Special Protection Area: No RAMSAR Site: No ber of SBIs within A	Special Area of Conservation: No RAMSAR Site within
Natural Environment   Local Nature Reserve: No L   SSSI: No S   Biodiversity Alert Site: No Site	SSI within 250m: No e of Biological Numl portance: 150m	Special Protection Area: No RAMSAR Site: No ber of SBIs within A	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No
Natural Environment   Local Nature Reserve: No L   SSSI: No S   Biodiversity Alert Site: No Site   Number of Ancient R   Woodlands within 150m: 1 G	SSI within 250m: No e of Biological Numl portance: 150m regionally Important Geological Site:	Special Protection Area: No RAMSAR Site: No ber of SBIs within Ar	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No
Natural Environment   Local Nature Reserve: No L   SSSI: No S   Biodiversity Alert Site: No Site   Number of Ancient R	SSI within 250m: No e of Biological Numl portance: 150m regionally Important Geological Site:	Special Protection Area: No RAMSAR Site: No ber of SBIs within a: 0 RIGS within 150m: No Heavily Wooded:	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No Carbon Capture Site: No
Natural Environment   Local Nature Reserve: No L   SSSI: No S   Biodiversity Alert Site: No Site   Number of Ancient R   Woodlands within 150m: 1 G	SSI within 250m: No e of Biological Numl portance: 150m egionally Important Geological Site: fotal TPOs onsite: 0	Special Protection Area: No RAMSAR Site: No ber of SBIs within a: 0 RIGS within 150m: No Heavily Wooded:	Special Area of Conservation: No RAMSAR Site within 250m: No ncient Woodland: No

Listed Building: No	Number of Listed Buildings within 250 1		mber of Listed Idings within 500		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Cor	nservation Area:	-	Conservation Area within 150m: 0
Registered Park and Gardens:	No F	Registe	ered Park and Gar	den	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0			FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air	Quality Manager	nen	t Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development within): No	High R	isk Area (%		al development Low sk Area (% within):
Mineral Safeguard Area: On s	site	٨d	verse Topography	/: N	0
Accessibility					
Constrained Access: No	Public Right of Way	<b>y:</b> No		de	iral Site outside velopment oundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Ор	<b>en Space:</b> <400m		Post Office: <400m
Primary School: <400m	<b>Secondary School:</b> >1600m	Col	<b>lege:</b> >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: >1600	m Bus	<b>s Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details					
Site reference: LW91					
Ward: Maer & Whitmore	Site Address: La	nd no	rth of Aston Lane, A	ston	
Deliverable: No	Developable: No			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Menag	e / Ec	questrian		ross Site Area (Ha): 038
Density Applied: 20	Developable Are	Developable Area Applied:85% Dev 0.88			<b>evelopable Area (Ha):</b> 88
Estimated Potential Capacity	: 17		Site Gross Capacity	:17	
Delivery Period (0-5 years):	Delivery Period	(6-10	years):		elivery Period (11-15 ears):
Call for Site: Yes					
Summary Comments					
Suitable for housing: Unsuital	ble		Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	i <b>able:</b> Yes
Does the site have planning permission for housing? No	Does the site ha	ve pla	anning permission f	or er	nployment? No
listed buildings within 400m s constrained as can only be en eastern boundary backs onto of mature trees on site. The si <b>Site Selection Comment:</b> This site is greenfield & access narrow, lined with hedgerows buildings & their setting, as w countryside. A number of mat services and facilities. The site	tered via Aston Lar neighboring prope te also has poor ac s is constrained as and has no public ell as wider landsca cure trees & hedge	ne wh rties ccess entry footg ape se rows	ich is narrow and lin which could raise an to services and facili could only be achier paths or street lighti ensitivities. Risk of fu are found. The site a	ned w nenit ties. ved w ng. P urthe	vith hedgerows. The ty concerns. Number via Aston Lane which is roximity of listed er encroachment into
Planning and Sustainability	Γ		T		Т
	Green Belt Assessment:		N/A		<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy: N/A			Open Space Strate		•
Economic Needs Assessment	N/A		Low Zero Carbon C constrained	ppo	rtunities: More
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
-	0	Num 150m	ber of SBIs within n: 0	Anci	ient Woodland:
	Regionally Import Geological Site: N		RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	0	Heavily Wooded:		<b>Carbon Capture Site:</b> No

Agricultural Land Classification	on: Grade 3	Landscape Character:	nighton 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	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within <b>150m:</b> 0	
Registered Park and Gardens: NoRegistered Park and Gardens within 150m: No				
Physical Environment				
Surface Water Flood Risk: 1 in 1000	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nent Area: No	
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% C	Coal development Low	
No	within): No	R	Risk Area (% within):	
			No	
Mineral Safeguard Area: Bed	rock Sand	Adverse Topography: 1	No	
Accessibility				
Constrained Access: Yes	Public Right of Way: N	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: >1600m	Post Office: >1600m	
Primary School: >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> >1600m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: MB12					
Ward: May Bank	Site Address: Sto	onevfie	lds Court, May Bai	nk	
Deliverable: No	Developable: Ye	-		G	r <b>eenfield/Brownfield:</b> ownfield
Land Owner: Staffordshire Housing	Site Use: Garage	s / car	park		ross Site Area (Ha): 12
Density Applied: 50	Developable Are	ea App	lied:95%		evelopable Area (Ha): 11
Estimated Potential Capacity:	5		Site Gross Capacity	<b>/:</b> 5	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10 y	ears): 5		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potential	lly suitable		Suitable for emp	olovn	nent: Unsuitable
Availability: Available	, Achievable: Yes		•		able: No
Does the site have planning		ve pla	ning permission f		
permission for housing? No				5. CI	
SHELAA Comment:					
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 employ		•	• •		
predominantly surrounded by	•				
development. The site has acc		•			
Site Selection Comment:					
This urban brownfield site, cur New Vic Theatre and offers acc surgery, primary school, post c significant employment develo its potential for housing. Howe garages requires further invest the loss of garage parking may requiring a detailed transport a provision.	cess to various ser office, and bus sto opment, and its su ever, uncertainty r cigation. As highlig lead to on-street	vices a p. The rrounc egardi hted in parkin	nd facilities within site's small size ma ling residential dev ng the current use n comments by Sta g and associated h	800r akes i relopi and a fford ighwa	n, including a GP t unsuitable for ment further supports availability of the shire County Council, ay safety issues,
Planning and Sustainability					
Green Belt: No	Green Belt Assessment: N/A		GB Parcel Assessm	ent:	<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy: N/A			Open Space Strate	gv: N	
Economic Needs Assessment:	N/A				rtunities: Unsuitable
Natural Environment					
	NR within 150m:		Special Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:		RAMSAR Site: No		RAMSAR Site within 250m: No
-	•	Numb 150m:	er of SBIs within 0	Anci	ent Woodland:
	Regionally Import Geological Site:	ant	RIGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classification	n: 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 Reg	gistered Park and Garder	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	FI	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No	R	oal development Low isk Area (% within): es	
Mineral Safeguard Area: Part	ially on site	Adverse Topography: N	: No	
Accessibility		1		
Constrained Access: No	Public Right of Way: N	d	ural Site outside evelopment oundary: No	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m	
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	<b>Town Centre:</b> <1600m	
Convenience Store: >1600m	Supermarket: <1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: MB13					
Ward: May Bank	Site Address: Hya	acinth	Court, May Bank		
Deliverable: No	Developable: Yes	•			r <b>eenfield/Brownfield:</b> rownfield
Land Owner: Aspire Housing	Site Use: Garages	6			r <b>oss Site Area (Ha):</b> 23
Density Applied: 50	Developable Are	а Арр	llied:95%		evelopable Area (Ha): 22
Estimated Potential Capacity:	10		Site Gross Capacity	:10	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (	6-10 y	years): 10		elivery Period (11-15 ears): 0
Call for Site: Yes	1			/	,
Summary Comments					
Suitable for housing: Potentia	llv suitable		Suitable for emp	lovn	nent: Unsuitable
Availability: Available	Achievable: Yes				able: No
Does the site have planning		<i>i</i> e nla	nning permission fo		
permission for housing? No					
The site is located within the N are promoted for housing deve estimated potential capacity re development of any significant Furthermore, the site is predou to some services and facilities. <b>Site Selection Comment:</b> This urban brownfield site, cor residential setting of Hyacinth including a health centre, prim surrounding residential develo However, Staffordshire County spaces due to the removal of e careful consideration. This may requiring further assessment a the development necessitates character of the adjacent Bram	elopment. The site eflects this. The pa ce. The site is in ve minantly surround nprised of three sr Court, offers acces ary school, supern pment make it mo / Council raised col existing garages, wi y also lead to on-st and mitigation. Ado a thorough evalua	prom rcels a ry clo ed by maller ss to a harke ore sui hich c reet p lition tion c	notor proposes 12 a are too small to acc se proximity to Bran residential develop development areas a range of services a t, and bus stop. The itable for housing th s about the potentia ould raise amenity parking and potentia ally, as noted by Sta of its potential impa	fforc omm mptc men s with nd fa s site nan e al los conc cal hig fforc	lable units, with the nodate employment on Conservation Area. t. The site has access hin the existing acilities within 800m, 's small size and employment uses. as of car parking erns and requires ghway safety issues, dshire County Council,
Planning and Sustainability					
	Green Belt Assessment:		<b>GB Parcel Assessm</b> N/A	ent:	Assessed by ARUP: N/A
Playing Pitch Strategy: N/A			Open Space Strate	<b>gy:</b> N	/A
Economic Needs Assessment:	N/A		Low Zero Carbon O	рроі	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m:		Special Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	•	Numb 150m		Anci	ent Woodland: No

	1	1		
	Regionally Important	RIGS within 150m: No		
Woodlands within 150m: 0	Geological Site: No			
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classification	on: Urban	Landscape Character: N	lone - urban area	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m: 0	Buildings within 500m: 3		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within 150m: 1	
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: No	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Management Area: No		
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No	R	oal development Low isk Area (% within): es	
Mineral Safeguard Area: Non	e	Adverse Topography: N	10	
Accessibility				
Constrained Access: No	Public Right of Way: No		ural Site outside evelopment oundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	<b>Town Centre:</b> <1600m	
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: MB15					
Ward: May Bank	Site Address: The	e Holl	ies, May Bank		
Deliverable: No		Developable: Yes			r <b>eenfield/Brownfield:</b> rownfield
Land Owner: Staffordshire Housing	Site Use: Garage	S			r <b>oss Site Area (Ha):</b> 11
Density Applied: 50	Developable Are	a App	olied:95%	<b>De</b> 0.	evelopable Area (Ha): 1
Estimated Potential Capacity:	5		Site Gross Capacity	: 5	
Delivery Period (0-5 years): 0	Delivery Period	6-10	<b>years):</b> 5		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potential	ly suitable		Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes		•		able: No
Does the site have planning permission for housing? No	Does the site ha	ve pla	nning permission f	or en	nployment? No
predominantly surrounded by eastern boundary. The site has Site Selection Comment: Forming part of an existing res garage block, offers access to a small size and surrounding resi employment development. Ho garages necessitates further in the loss of garage parking and assessment and mitigation stra highlighted by Staffordshire Co of the adjacent Brampton Cons Planning and Sustainability	idential setting wi a supermarket, pri dential developm wever, uncertaint vestigation. As no potential for on-st stegies to ensure s	thin t mary ent su y rega ted in treet j sufficio devel	s and facilities. he urban area, this l school, and bus sto uggest a greater suit arding the current u comments by Staff parking require a de ent parking provisio opment's impact or	brow p wit abilit se ar ordsl etaile n. Fu	nfield site, currently a hin 800m. The site's ty for housing than ad availability of the hire County Council, d transport irthermore, as
Green Belt: No	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment:		N/A		N/A
Playing Pitch Strategy: N/A			Open Space Strate	gy: N	/A
Economic Needs Assessment:	N/A		Low Zero Carbon O	)ppor	rtunities: Unsuitable
Natural Environment					
	NR within 150m:		Special Protection Area: No		Special Area of Conservation: No
SSSI: No	SSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
Im	portance: No	150m			ent Woodland:
	Regionally Import Geological Site: No		RIGS within 150m:	No	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No	
Agricultural Land Classification	on: Urban	Landscape Character: N	lone - 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 Re	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	<b>nt Area:</b> No	
Coal Authority High Risk Area	a: Coal development H	gh Risk Area (% C	Coal development Low	
No	within): No		<b>isk Area (% within):</b> es	
Mineral Safeguard Area: Non	e	Adverse Topography: N	: No	
Accessibility				
Constrained Access: No	Public Right of Way:	d	ural Site outside evelopment oundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	<b>Town Centre:</b> <1600m	
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: MD11			
Ward: Madeley & Betley	Site Address: Land Ar	ea 6 at Marley Ete	ernit Tiles, Madeley Heath
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: Private	Site Use: Industrial ya	ırd	Gross Site Area (Ha): 2.93
Density Applied: 30	Developable Area Ap	plied:80%	Developable Area (Ha): 2.34
Estimated Potential Capacity:	70	Site Gross Capac	ity: 70
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 0	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuitab	nle	Suitable for er	nployment: Potentially
		suitable	<b>ipicyment</b> i otentiany
Availability: Likely to become available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permissior	n for employment? No
The site is disconnected from the promoted for housing, employ Assessment grades the site as boundary. Access via Honeyward development on site would not Development Plan. The site has <b>Site Selection Comment:</b> The site is disconnected from the promoted for housing, employ in current use as a timber yard site. The site doesn't relate we is narrow and has no footpath 'poor'. Surface water flood rish Biological Importance adjoins services and facilities. <b>Planning and Sustainability</b>	went and commercial 'poor'. A Site of Biologi all Lane is narrow and h ot be compliant with Po is poor access to a rang the development bound ment and commercial l/industrial premises, w ell to rest of the settlem s or street lighting. The s, 1:30, 1:100 & 1:1000	development. The cal Importance ad as no footpaths of licy HOU1 of the N e of services and f dary of Madeley H development. The rith a firewood bus nent and is remote Economic Needs a covering part (>10	Economic Needs joins part of the northern r street lighting. Housing Madeley Neighbourhood facilities. Teath settlement, and e area immediately adjacent is siness in operation within the scacess via Honeywall Lane Assessment grades the site as 0%) of the site. A Site of
	Green Belt Assessment:	<b>GB Parcel Assess</b> Yes	ment: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strat	tegy: N/A
Economic Needs Assessment:	Poor	Low Zero Carbon	Opportunities: Unsuitable
Natural Environment		·	
Local Nature Reserve: No	LNR within 150m: No	Special Protectio Area: No	n Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	
-	te of Biological Num portance: 150n	ber of SBIs within n: 2	Ancient Woodland:

Number of Ancient	Regionally Important	RIGS within 150m: Yes	
Woodlands within 150m: 1	Geological Site:		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 3	<b>Landscape Character:</b> I Redland Farmlands	Madeley Ancient
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	<b>Conservation Area</b> within 150m: 0
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
Coal Authority High Risk Area No	a: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site Details				
Site reference: MD12		2	<b>F</b> 1 <b>1 T</b> 1	
Ward: Madeley & Betley	Site Address: Land Are	ea 2 at Marley	1	· · ·
Deliverable: No	Developable: Yes			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agriculture			ross Site Area (Ha): 5.83
Density Applied: 30	Developable Area Ap	olied:80%	D	evelopable Area (Ha): 1.06
Estimated Potential Capacity:	: 332	Site Gross Ca	pacity: 332	2
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 182		elivery Period (11-15 ears): 150
Call for Site: Yes				•
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable fo	r employn	nent: Unsuitable
Availability: Available	Achievable: Yes	Suitable io		able: Yes
-				
Does the site have planning permission for housing? No	Does the site have pla	nning permis	sion for er	nployment? No
SHELAA Comment:				
A Green Belt site bordering th	e development boundar	y of Madeley	Heath sett	lement. The site is
promoted for housing, education and sports facilities - noting indicative 240 dwelling yield figure .				
The M6 motorway runs adjace		-		
area within the north western		•		•
Biodiversity Alert Site. Some n				
account. Housing developmer		•		
Neighbourhood Development			-	
Development high risk area ar	nd public right of way on	site.		
Site Selection Comment:				
A Green Belt site bordering th	e development boundar	y of Madeley	Heath sett	lement. The site is
promoted for housing, educat	ion and sports facilities.	The M6 moto	rway runs	adjacent to the
western boundary which may	raise amenity concerns.	An area with	in the nort	h western boundary is
affected by flood zone 2 and 3	B (Fluvial flood risk, FZ2,	FZ3 & FZ3b ar	d Surface	water flood risk, 1:30,
1:100 & 1:1000 covering part	(>10%) of the site)., Also	o includes a Bi	odiversity	Alert Site. The site has
limited access to a range of se	rvices and facilities. Coa	l Authority hig	gh risk area	a and public right of
way on site. The site contains	several land parcels con	tained and se	parated fro	om each other with
hedgerows, tree belts and Haz	zeley Brook. The site also	o contains a m	ature tree	cluster off Newcastle
Road. Proximity to industrial o			-	
Ridge Hill Drive towards the N	16. The site forms a large	ely essential g	ap betwee	n Madeley and
Madeley Heath whereby deve		-		ne actual and
perceived gap between the to	wns. Grade 3 agricultura	al land. TPOs c	on site.	
Planning and Sustainability				
	Green Belt Assessment: Moderate		sessment:	<b>Assessed by ARUP:</b> Yes
Playing Pitch Strategy: N/A		Open Space S	Strategy: N	/A
Economic Needs Assessment:				
Natural Environment		constraineu		
			ation	Cuesial August
Local Nature Reserve: No	LNR within 150m: No	<b>Special Prote</b> Area: No	ction	Special Area of Conservation: No

SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: Yes Sit Im	-	Numl 150m		Anci	ent Woodland:	
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:	ant	RIGS within 150m:	Yes		
Tree Preservation Order: Yes	Total TPOs onsite	: 9	Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classificatio	n: Grade 3		Landscape Characte Redland Farmlands	er: Ⅳ	ladeley Ancient	
Heritage						
	Number of Listed Buildings within 2 1	50m:	Number of Listed Buildings within 50 1	0m:	Local Listing: No	
Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:	No	Conservation Area within 150m: 0	
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 1 ir 30	Flood Zone 2: Yo	es		Flo	ood Zone 3: Yes	
FZ2 (% within): 5	FZ3 (% within): 5	5		FZ	FZ3b (% within): 5	
Surrounding uses raise ameni	ty concerns? Yes		Air Quality Manage	men	<b>t Area:</b> No	
<b>Coal Authority High Risk Area</b> Yes	: Coal developme within): Margina	-	h Risk Area (%		oal development Low sk Area (% within): ss	
Mineral Safeguard Area: On s	ite		Adverse Topograph	iy: N	0	
Accessibility						
Constrained Access: No	Public Right of V	Vay: Y	es	de	iral Site outside evelopment oundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m		<b>Open Space:</b> <400m	า	Post Office: <1600m	
•	<b>Secondary School</b> <1600m	:	<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site Details					
Site reference: MD13					
Ward: Madeley & Betley	Site Address: La	nd at	Windy Arbour Farm	. Ma	delev
Deliverable: No	Developable: Ye			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture			ross Site Area (Ha): 0.32
Density Applied: 30	Developable Are	ea Ap	plied:80%		<b>evelopable Area (Ha):</b> 26
Estimated Potential Capacity:	Estimated Potential Capacity: 248 Site Gross Capacity: 248				
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 150		elivery Period (11-15 ears): 98
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy change	e	Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: Yes
Does the site have planning	Does the site ha	ve pla	anning permission f	or er	nployment? No
permission for housing? No					
SHELAA Comment:					
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. H				•	
Housing development on site		•	•		•
Neighbourhood Development			s to a range of servi	ces a	nd facilities. Tree
Preservation Order and overh	ead power line on	site.			
Site Selection Comment:					
This is a Green Belt site borde					
promoted for housing develop		•	•		
with the area adjacent to New					
construction residential schen preservation order, overhead					
sensitivity owing to wider cou	•		•		•
facilities. Access is proposed v				-	
not have footpaths or street li		•			
Planning and Sustainability	ginning. i oteritidi s	unac		acts	on the site.
	Green Belt		GB Parcol Assossm	onti	Assessed by ARUP:
	Assessment: Stror	חת	Yes	ent:	Partial
Playing Pitch Strategy: N/A	Assessment. Stion	ıв	Open Space Strate	<b></b>	
Economic Needs Assessment:	N/A		Low Zero Carbon O		
			constrained	ppo	tunities. More
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 Si	te of Biological	Num	ber of SBIs within	Anci	ent Woodland: No
In	nportance: No	150n	n: 0		
Number of Ancient	Regionally Import	ant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				

Tree Preservation Order: Yes	Total TPOs onsite: 12	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classification: Grade 3		Landscape Character: Redland Farmlands	Madeley Ancient	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	0	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No		
Monument: No	Monument within		within 150m: 0	
	<b>150m:</b> No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: No	
Physical Environment				
Surface Water Flood Risk: 1 in 30	Flood Zone 2:	F	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No	
Coal Authority High Risk Area	: Coal development Hig	gh Risk Area (% 🛛 🛛	Coal development Low	
No	within): No	F	Risk Area (% within):	
		Y	′es	
Mineral Safeguard Area: On s	ite	Adverse Topography:	: No	
Accessibility				
Constrained Access: Yes	Public Right of Way: N	c	Rural Site outside levelopment ooundary: 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	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: MD18			
Ward: Madeley & Betley	Site Address: Land W	est of Furnace Lane, M	adelev
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 4.32
Density Applied: 30	Developable Area Ap	•	<b>Developable Area (Ha):</b> 2.9
Estimated Potential Capacity	<b>r:</b> 87	Site Gross Capacity: 8	7
Delivery Period (0-5 years): 0	Delivery Period (6-10	• •	Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	e with policy change	Suitable for employ	/ment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pl	anning permission for	employment? No
permission for housing? No			
SHELAA Comment:			
A Green Belt site bordering th	ne development bounda	ry of Madeley settleme	nt. The site is promoted
for housing development. Ac	cess via Furnace Lane is	a single lane road with	no footpaths or street
lighting. Furthermore, Furnac	ce Lane is extremely narr	ow just before the Nev	vcastle Road junction.
Some mature trees on site. D	evelopable area takes th	nis into account. A sewa	ge works adjoins part of
the southern boundary which	n could raise potential ar	nenity and environmer	tal health concerns.
Housing development on site	would not be complian	t with Policy HOU1 of tl	ne Madeley
Neighbourhood Developmen	t Plan. The site has acces	ss to a range of services	and facilities.
Site Selection Comment:			
This is a Green Belt site borde			
promoted for housing develo	•	•	-
with operational BT premises			
belt dissects the site approxir		-	-
the western larger section of		-	
or street lighting. Furthermor			
junction. Some mature trees	•		
owing to wider countryside so		• •	-
could raise potential amenity			_
services and facilities, it feels	•	ned from the rest of th	e settlement s-built
form. Grade 3 agricultural lan	iu.		
Planning and Sustainability			A
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment Yes	:: Assessed by ARUP: Yes
		Open Space Strategy:	
Playing Pitch Strategy: N/A		open space strategy.	N/A
Playing Pitch Strategy: N/A Economic Needs Assessment	t: N/A	Low Zero Carbon Opp	
	t: N/A		
Economic Needs Assessment	t: N/A LNR within 150m: No	Low Zero Carbon Opp	

Biodiversity Alert Site: No	ite of Biological	Num	ber of SBIs within	Anci	ent Woodland:
•	mportance:	150m			
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: N	ant	RIGS within 150m:	No	
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: Grade 3		Landscape Characte Redland Farmlands	er: M	adeley Ancient
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 1		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument within 150m: No	-	Conservation Area:	-	Conservation Area within 150m: 1
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1	in Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	0		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amer	nity concerns? Yes		Air Quality Manage	emen	t Area: No
<b>Coal Authority High Risk Are</b> No	a: Coal developme within): No	ent Hig	h Risk Area (%		al development Low sk Area (% within): s
Mineral Safeguard Area: On	site		Adverse Topograph	ny: No	C
Accessibility					
Constrained Access: Yes	Public Right of V	Nay: Y	′es	de	ral Site outside velopment undary: Yes
GP/ Health Centre: <800m	Hospital: >1600m		Open Space: <400m		Post Office: <400m
Primary School: <1600m	Secondary School		College: >1600m		Town Centre: >1600m
Convenience Store: <800m	Supermarket: >16	600m	<b>Bus Stop:</b> <800m		<b>Train Station</b> : >1600m

Site Details					
Site reference: MD19					
Ward: Madeley & Betley	Site Address: Land Eas	t of Furnace La	ne. Made	lev	
Deliverable: No	Developable: Yes			Greenfield/Brownfield:	
				reenfield	
Land Owner: Private	Site Use: Agriculture			ross Site Area (Ha): 55	
Density Applied: 30	Developable Area App	olied:85%		evelopable Area (Ha): 32	
Estimated Potential Capacity:	40	Site Gross Cap	acity: 40		
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 40		elivery Period (11-15 ears): 0	
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy change	Suitable for	omployn	nent: Unsuitable	
		Suitable for			
Availability: Available	Achievable: Yes			able: Yes	
Does the site have planning permission for housing? No	Does the site have pla	nning permissi	ion for en	nployment? No	
SHELAA Comment:					
for housing development. High may involve a connection from Strategy 2022). Access via Furn Furthermore, Furnace Lane is in close proximity to the site w concerns. Housing developmen Neighbourhood Development Site Selection Comment: This is a Green Belt site border	n Arbour Close onto an on nace Lane is a single land extremely narrow at the which could raise potention nt on site would not be Plan. The site has acces	ppen space site road with no Newcastle Roa al amenity and compliant with s to a range of	(identifie footpaths ad junctic environn Policy H0 services a	ed in the Open Space s or street lighting. on. A sewage works is nental health OU1 of the Madeley and facilities.	
promoted for housing develop arrangements may involve a c Open Space Strategy 2022). Ad lighting. Furthermore, Furnace relatively flat. The site also has rear of properties along Arbou site has access to a range of se which could raise potential am	onnection from Arbour ccess via Furnace Lane is a Lane is extremely narro s boundaries on Furnace in Close. Landscape sens ervices and facilities. A se	Close onto an o a single lane r ow at the Newo Lane and an a itivity owing to ewage works is	pen spac oad with astle Roa llotments wider co in close p	e site (identified in the no footpaths or street id junction. The site is site, as well as to the untryside setting. The	
Planning and Sustainability					
	Green Belt Assessment: moderate		essment:	<b>Assessed by ARUP:</b> Yes	
Playing Pitch Strategy: No		Open Space St	rategv: N		
Economic Needs Assessment:	No	Low Zero Carb constrained			
Natural Environment					
	LNR within 150m: No	<b>Special Protec</b> <b>Area:</b> No	tion	Special Area of Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site:	No	RAMSAR Site within 250m: No	

				• • • •	
Biodiversity Alert Site: No S	•	-		Ancie	ent Woodland: No
	mportance: No	150m			
Number of Ancient	Regionally Import		RIGS within 150m:	No	
Woodlands within 150m: 0					
Tree Preservation Order: Yes	Total TPOs onsite	:1	Heavily Wooded:		<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: Grade 3		Landscape Characte Redland Farmlands	er: M	adeley Ancient
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 1		Local Listing: No
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	No	Conservation Area
Monument: No	Monument withii 150m: No	า			within <b>150m:</b> 1
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rdens	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 1000	in <b>Flood Zone 2</b> :			Flo	od Zone 3:
<b>FZ2 (% within)</b> : 0	FZ3 (% within):	0		FZS	<b>3b (% within):</b> 0
Surrounding uses raise amer	nity concerns? No		Air Quality Manage	ment	t Area: No
Coal Authority High Risk Are	a: Coal developme within): No	ent Hig	sh Risk Area (%		al development Low k Area (% within):
Mineral Safeguard Area: On	site		Adverse Topograph	<b>iy:</b> No	)
Accessibility			·		
Constrained Access: Yes	Public Right of \	Nay: N	10	de	ral Site outside velopment undary: Yes
GP/ Health Centre: <800m	Hospital: >1600m		Open Space: <400m		Post Office: <400m
Primary School: <1600m	Secondary School		<b>College:</b> >1600m	•	Fown Centre: >1600m
Convenience Store: <400m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m	•	<b>Train Station</b> : >1600m

Site Details			
Site reference: MD2			
Ward: Madeley & Betley	Site Address: Land at	Elmside Garden Centr	e, Main Road
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Garden Cent	re	<b>Gross Site Area (Ha):</b> 1.36
Density Applied: 30	Developable Area Ap	plied:85%	<b>Developable Area (Ha):</b> 1.16
Estimated Potential Capacity:	35	Site Gross Capacity: 3	35
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 35	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes	·		·
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes	•	, Viable: Yes
Does the site have planning	Does the site have pla	anning nermission for	
permission for housing? No	Does the site have pit		employment: No
SHELAA Comment:			
An isolated Green Belt site disc	connected from the dev	elopment boundary o	f Madeley and Madeley
Heath settlement. The site is p		•	
Road (A531) have limited stret	-		-
would not be compliant with P	•		•
site has poor access to a range	•		
Site Selection Comment:			
An isolated Green Belt site diso Heath settlement that is in cur	rent operational use as	a Garden Centre/nurs	sery. Although the site
feels quite remote from Made	•		-
itself. Whilst direct access on t distance from services. The site			<b>–</b>
Main Road (A531) have limited	•	• • •	
detached from the nearest ins	-		
surrounded by open countrysi			
southern boundary of the site			
eastern boundary. Grade 3 agr	•	Biological importance	is located along the
Planning and Sustainability			
· · · ·	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:
	Assessment: Weak	Yes	Yes
Playing Pitch Strategy: N/A		Open Space Strategy	
Economic Needs Assessment:	N/A	Low Zero Carbon Op	
	N/A	constrained	Softunities: More
Natural Environment		1	
	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: No 150m		ncient Woodland:

Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 4	• • •		
Tree Preservation Order: Yes		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	n: Grade 3	<b>Landscape Character:</b> I Redland Farmlands	Madeley Ancient
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m 3	Local Listing: No
	Scheduled Ancient Monument within 150m: No	Conservation Area: No	Conservation Area within 150m: 0
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment	·		
Surface Water Flood Risk: 1 in 1000	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area No	e: Coal development Hig within): No	F	oal development Low isk Area (% within): es
Mineral Safeguard Area: On s	ite	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N	d	ural Site outside evelopment oundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site Details				
Site reference: MD20				
Ward: Madeley & Betley	Site Address: Brook H	Iouse Farm, Madeley		
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield</b> : Greenfield	
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 39.13	
Density Applied: 30	Developable Area Ap		Developable Area (Ha): 21.14	
Estimated Potential Capacity	: 350	Site Gross Capacity: 3		
Delivery Period (0-5 years): 0			Delivery Period (11-15	
		• •	years): 150	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable for emplo	vmont: Unsuitablo	
<b>v</b>				
Availability: Available	Achievable: Yes		Viable: Yes	
Does the site have planning	Does the site have pl	anning permission for	employment? No	
permission for housing? No				
SHELAA Comment:				
A Green Belt site borders the	•	•	•	
for housing, education and sp		•	-	
boundary. Part of the site is a	•	•		
into account. Housing develo		•	-	
Madeley Neighbourhood Dev	•	-		
Development high risk areas a			_	
can be accommodated on site	e. Estimated potential ca	apacity calculation refle	ects this.	
Site Selection Comment:				
A Green Belt site borders the		-	•	
for housing, education and sp				
contribution to the Green Bel	•	• •		
with numerous listed building	-			
2 and 3 (Fluvial flood risk, FZ2				
flood risk, 1:30, 1:100 & 1:100	• • • •	-	-	
services and facilities. Coal Au				
although relatively flat, falls a			-	
Lane, & is quite exposed, with			-	
prospective loss of best & mo	-	iand. The site is grade a	agricultural land. The	
site is of scale in the Green Be	eit.			
Planning and Sustainability	-	-		
Green Belt: Yes	Green Belt		t: Assessed by ARUP:	
	Assessment: Strong	Yes	Yes	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment	: N/A	Low Zero Carbon Opp	ortunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	
			250m: No	

Biodiversity Alert Site: No	ite of Biological	Num	ber of SBIs within	Δnci	ent Woodland:
•	mportance:	150m			
Number of Ancient	Regionally Import		RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				
Tree Preservation Order: No	Total TPOs onsite	: 1	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificati	on: Grade 3		Landscape Characte Redland Farmlands	er: M	adeley Ancient
Heritage					
Listed Building: No	Number of Listed Buildings within 2 4	50m:	Number of Listed Buildings within 50 21		Local Listing: No
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation</b> Area:	No	Conservation Area
Monument: No	Monument withir 150m: No	ı			within 150m: 1
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 i 30	in <b>Flood Zone 2</b> : Y	es		Flo	ood Zone 3: Yes
FZ2 (% within): 29	FZ3 (% within): 2	22		FZ	<b>3b (% within):</b> 22
Surrounding uses raise amer	nity concerns? Yes		Air Quality Manage	men	t Area: No
<b>Coal Authority High Risk Are</b> Yes	a: Coal developme within): Yes	ent Hig	sh Risk Area (%		<b>al development Low</b> sk Area (% within): s
Mineral Safeguard Area: On	site		Adverse Topograph	ny: No	0
Accessibility					
Constrained Access: No	Public Right of V	<b>Vay:</b> Y	/es	de	ral Site outside velopment
GP/ Health Centre: <1600m	Hospital: >1600m		<b>Open Space:</b> <400m		undary: Yes Post Office: <800m
Primary School: <800m	Secondary School		<b>College:</b> >1600m		Town Centre:
	<800m	-	20000		>1600m
Convenience Store: <800m	Supermarket: >16	i00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details					
Site reference: MD25					
Ward: Madeley & Betley	Site Address: Lan	d Soi	uth of Bar Hill, Made	lev	
Deliverable: No	Developable: Yes		,	G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricult	ure			ross Site Area (Ha): 74
Density Applied: 30	Developable Area	a Apj	<b>blied:</b> 85%		<b>evelopable Area (Ha):</b> 63
Estimated Potential Capacity	<b>r:</b> 19		Site Gross Capacity:	19	
Delivery Period (0-5 years): (	) Delivery Period (	6-10	<b>years):</b> 19		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potenti	ally suitable		Suitable for emp	loyn	nent: Unsuitable
Availability: Available	Achievable: Yes			Vi	able: Yes
Does the site have planning	Does the site hav	e pla	inning permission fo	r er	nployment? No
permission for housing? No SHELAA Comment:					
The site is located outside the housing development. Estima the shape of the site is irregu on site would not be complia Plan. The site has access to so boundary. <b>Site Selection Comment:</b> The site is located outside the housing development. Estima of the site is irregular, albeit of way adjoins the eastern bo (>10%) of the site. There is a grade 3 agricultural land. <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy:</b> N/A	ated potential capac lar which could furth nt with Policy HOU1 ome services and fac e development bour ated potential capac quite flat. The site ha	ity is ner ir of th cilitie ndary ity is as ac ter fl	based on the SHELA offuence capacity. The Madeley Neighbo s. Public right of way of Madeley settlem based on the SHELA cess to some service ood risk, 1:30, 1:100 uildings on the site o	A m ne h urho adj ent, A m s an & 1 off B off B	ethodology. However, ousing development ood Development oins the eastern and promoted for ethodology. The shape d facilities. Public right :1000 covering part ar Hill. The site is Assessed by ARUP: N/A
Economic Needs Assessment	:: N/A		Low Zero Carbon O constrained	opo	rtunities: Less
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	Special Protection		Special Area of
		10	Area: No		Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
I	mportance: No 1	L <b>50</b> m	: 0		ent Woodland: No
Number of Ancient	<b>Regionally Importa</b>	nt	RIGS within 150m: I	No	
Woodlands within 150m: 0	Geological Site:				1
Tree Preservation Order: No	Total TPOs onsite:	0	Heavily Wooded:		<b>Carbon Capture Site</b> : No

<b>U</b>		Landscape Character: Madeley Ancient		
		Redland Farmlands		
Heritage	1		1	
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m:		
	5	20		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within		within 150m: 1	
	150m: No			
Registered Park and Gardens	: <b>No</b> Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 30	in <b>Flood Zone 2</b> :	F	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise ame	nity concerns? No	Air Quality Manageme	nent Area: No	
Coal Authority High Risk Are	a: Coal development Hig	gh Risk Area (% C	Coal development Low	
No	within): No	R	isk Area (% within):	
		Y	es	
Mineral Safeguard Area: On	site	Adverse Topography: N	10	
Accessibility				
Constrained Access: Yes	Public Right of Way: \	/es R	ural Site outside	
		d	evelopment	
			oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <1600m	
Primary School: <400m	Secondary School:	College: >1600m	Town Centre:	
	<1600m		>1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station:	
			>1600m	

Site Details			
Site reference: MD29			
Ward: Madeley & Betley	Site Address: Land North	of Bar Hill, M	adeley
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield</b> Greenfield
Land Owner: Private	Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 9.72
Density Applied: 30	Developable Area Applie	e <b>d:</b> 80%	Developable Area (Ha) 7.78
Estimated Potential Capacity:	150 Sit	e Gross Capa	city: 150
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 yea	ars): 150	Delivery Period (11-15 years): 0
Call for Site: Yes	·		
Summary Comments			
Suitable for housing: Potential	ly Suitable	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have plann	ing permissio	n for employment? No
SHELAA Comment:	•		

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.

## Site Selection Comment:

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.

Planning and Sustainability				
Green Belt: No	Green Belt	GB Parcel Assessment:	Assessed by ARUP:	
	Assessment: N/A	N/A	N/A	
Playing Pitch Strategy: N/A		Open Space Strategy: N/A		
Economic Needs Assessment: N/A		Low Zero Carbon Oppo	rtunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	

SSSI: No	SSSI within 250m: No		RAMSAR Site: No		RAMSAR Site within 250m: No
-	te of Biological nportance: No	Num 150m		Anci	ent Woodland:
	Geological Site: No		RIGS within 150m: No		
Tree Preservation Order: Yes Total TPOs onsite: 1		: 1	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification: Grade 3			Landscape Character: Madeley Ancient Redland Farmlands		
Heritage					
Listed Building: No	Buildings within 250m: E		Number of ListedLocal Listing: NoBuildings within 500m:23		
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir 150m: No	1	Conservation Area:	-	within 150m: 1
Registered Park and Gardens:	No	Reg	gistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 i 30	ו Flood Zone 2:		Fic		ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (		<b>FZ3b (% within):</b> 0		
Surrounding uses raise amenity concerns? Yes Air Quality Management Area: No					
<b>Coal Authority High Risk Area</b> No	a: Coal development High within): No		R		oal development Low sk Area (% within): 25
Mineral Safeguard Area: On site		Adverse Topography: No			
Accessibility					
Constrained Access: Yes	Public Right of Way: Yes		′es	Rural Site outside development boundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m	า	Post Office: <1600m
Primary School: <400m	<b>Secondary School</b> <800m	:	College: >1600m		<b>Town Centre:</b> >1600m
Convenience Store: <800m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m
Site Details					
--	---	--	---	--	
Site reference: MD30					
Ward: Madeley & Betley	Site Address: Land W	est of Bar Hill, Madele	V		
Deliverable: No	Developable: Yes				
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 0.74		
Density Applied: 30	Developable Area Ap	plied:85%	Developable Area (Ha): 0.63		
Estimated Potential Capacity	: 19	Site Gross Capacity:	19		
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 19	<b>Delivery Period (11-15</b> years): 0		
Call for Site: Yes					
Summary Comments					
Suitable for housing: Potentia	ally suitable	Suitable for emplo	oyment: Unsuitable		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning permission for housing? No	Does the site have pl	anning permission for	employment? No		
Public right of way adjoins the Site Selection Comment: The site is located outside the housing development. Suitabi boundary. This is an enclosed hedgerows on the other two s village centre and services. Th 3 agricultural land. There is a	development boundar lity assessment reflects site bordered by Bar Hi sides. The site is relative e site would expand Ma	this. Public right of wa Il and an access lane o Iy flat although relativ adeley west towards C	ay adjoins the eastern n two sides and yely remote from the Onneley. The site is grade		
Planning and Sustainability					
Green Belt: No	Green Belt		nt: Assessed by ARUP:		
Diaving Ditch Strategy N/A	Assessment: N/A	N/A	N/A		
Playing Pitch Strategy: N/A	- NI / A	Open Space Strategy			
Economic Needs Assessment	: N/A	Low Zero Carbon Op	portunities: Unsuitable		
Natural Environment Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of Conservation: No		
SSSI: No	SSSI within 250m: No	Area: No RAMSAR Site: No	RAMSAR Site within 250m: No		
-	te of Biological Num nportance: No 150n		ncient Woodland: No		
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: N	0		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No		
Agricultural Land Classificatio	on: Grade 3	Landscape Character Redland Farmlands	: Madeley Ancient		

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 Re	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 i 100	n Flood Zone 2:		Flood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	I	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	ent Area: No	
<b>Coal Authority High Risk Area</b> No	a: Coal development H within): No		C <mark>oal development Low</mark> Risk Area (% within): Yes	
Mineral Safeguard Area: On s	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: <1600m	
Primary School: <800m	Secondary School: <1600m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details				
Site reference: MD32				
Ward: Madeley & Betley	Site Address: Land	Adjacent to Rowley Ho	ouse. Moss Lane	
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield		
Land Owner: Private	Site Use: Agricultu	Site Use: Agriculture		
Density Applied: 30	Developable Area	Applied:85%	1.64 Developable Area (Ha): 1.39	
Estimated Potential Capacity:	42	Site Gross Capacity		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-		Delivery Period (11-15 years): 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable		Suitable for emr	bloyment: Unsuitable	
Availability: Available	Achievable: Yes	Suitable for enit	Viable: Yes	
-				
Does the site have planning permission for housing? No	Does the site have	planning permission f	or employment? No	
SHELAA Comment:				
The site borders the developm development. Planning approv application for 38 dwellings wa capacity is based on the SHELA development making it unsuita would not be compliant with P site has access to a range of se <b>Site Selection Comment:</b> The site borders the developm development. Planning approv application for 38 dwellings wa range of services and facilities. of the site. The site is accessed facilitate development. The sit Moss Lane and the bridle path sac type development would n grade 3 agricultural land. <b>Planning and Sustainability</b>	val for up to 42 dwel as recently withdraw A methodology. The able for employment Policy HOU1 of the M rvices and facilities. The boundary of Ma val for up to 42 dwel as recently withdraw Surface water flood I off Bower End Lane e is contained on mu ). In terms of resider	lings (Ref. 13/00990/Ol yn (Ref. 20/00143/FUL) e site is predominantly t development. Housing ladeley Neighbourhood deley settlement, and lings (Ref. 13/00990/Ol yn (Ref. 20/00143/FUL) I risk, 1:30, 1:100 & 1:1 which may require sig ultiple sides (including in tial character and sett	UT) but has now lapsed. An . Estimated potential surrounded by residential g development on site d Development Plan. The promoted for housing UT) which lapsed and an . The site has access to a 000 covering part (>10%) gnificant upgrading to rear of properties along lement pattern, a cul-de-	
Green Belt: No	Green Belt	GB Parcel Assessm	ent: Assessed by ARUP:	
	Assessment: N/A	N/A	N/A	
Playing Pitch Strategy:		Open Space Strate	gy:	
Economic Needs Assessment:		Low Zero Carbon O	pportunities: Unsuitable	
Natural Environment				
	LNR within 150m: N	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No	SSSI within 250m: N		RAMSAR Site within 250m: No	
-	0	umber of SBIs within 0m: 0	Ancient Woodland:	

Number of Ancient	Regionally Important	RIGS within 150m: No		
Woodlands within 150m: 0	• • •			
Tree Preservation Order: Yes	-	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classificatio	on: Grade 3	<b>Landscape Character:</b> I Redland Farmlands	Madeley Ancient	
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 Reg	istered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in 30	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	nt Area: No	
<b>Coal Authority High Risk Area</b> No	i: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On s	lite	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way: No		Rural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m	
Primary School: <800m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: MD33			
Ward: Madeley & Betley	Site Address: Land W	est of Manor Road,	Madeley
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural		Gross Site Area (Ha): 1.87
Density Applied: 30	Developable Area Ap	plied:85%	Developable Area (Ha): 1.59
Estimated Potential Capacity	: 48	Site Gross Capacity	<b>y:</b> 48
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 48	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			·
Summary Comments			
Suitable for housing: Potentia	ally suitable	Suitable for em	ployment: Unsuitable
Availability: Available	, Achievable: Yes	<b>·</b>	Viable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permission f	for employment? No
Housing development on site Neighbourhood Development way adjoins part of the wester Site Selection Comment: The site is located outside the housing development and op Manor Road and the front of listed buildings / Conservation MD39. Access off Manor Road railway bridge. The site has a the western boundary. The si Planning and Sustainability	t Plan. The site has acces rn boundary. e development boundary en space. Irregular shap the properties along Ban n Area. The site also has d would be compromise ccess to some services a	of Madeley settler of Madeley settler e site. This site is bo Hill in the north of a boundary with M d due to the visibilit nd facilities. Public r	and facilities. Public right of ment, and promoted for ordered by Red Lane and the site. Proximity of a anor Road Allotments and cy and close proximity of the
Green Belt: No	Green Belt	GB Parcel Assessm	ent: Assessed by ARUP:
	Assessment: No	N/A	N/A
Playing Pitch Strategy: No		Open Space Strate	
Economic Needs Assessment	: No	Low Zero Carbon C constrained	Dpportunities: Less
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
Ir	nportance: No 150n		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:	<b>Carbon Capture Site:</b> No	
•		Landscape Character: N Redland Farmlands	Madeley Ancient	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	•	Buildings within 500m:		
	12	22		
	Scheduled Ancient	Conservation Area:	Conservation Area	
	Monument within		within 150m: 1	
	150m: No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in Flood Zone 2: 100		F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise ameni	ty concerns? Yes	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	: Coal development Hig	gh Risk Area (% C	Coal development Low	
No	within): No	R	isk Area (% within):	
		Y	es	
Mineral Safeguard Area: On s	ite	Adverse Topography: N	No	
Accessibility				
Constrained Access: Yes	Public Right of Way: \	d	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <400m	Secondary School: <1600m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site reference: MD34				
Ward: Madeley & Betley	Site Address: La	and East	of Bowsey Wood	Road. Madelev
Deliverable: No	Developable: Ye		Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricu	ıltural		Gross Site Area (Ha): 9.28
Density Applied: 30	Developable Ar	rea App	lied:80%	Developable Area (Ha): 7.42
Estimated Potential Capaci	ity: 223	\$	Site Gross Capacity	: 223
Delivery Period (0-5 years)	: 0 Delivery Period	l (6-10 y	<b>ears):</b> 150	Delivery Period (11-15 years): 73
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suital	ble with policy chang	ge	Suitable for emp	loyment: Unsuitable
Availability: Available	Achievable: Yes	5		Viable: Yes
Does the site have plannin	g Does the site ha	ave plar	nning permission fo	or employment? No
permission for housing? No	-	•		. ,
SHELAA Comment:				
A Green Belt site bordering	the development bo	oundarv	of Madeley settle	ment. The site is promoted
for housing development a	•		•	•
Bowsey Wood Road has no	· ·	-	-	
and facilities. Tree Preserva	•			
			nt to ancient wood	
Site Selection Comment:		aujacei	nt to ancient wood	
Site Selection Comment:		-		
A Green Belt site bordering	the development bo	oundary	of Madeley settle	ment. The site is promoted
A Green Belt site bordering for housing development a	the development bo nd open space. The (	oundary Green B	of Madeley settler elt Assessment 202	ment. The site is promoted 24 confirms the site's
A Green Belt site bordering for housing development a moderate contribution to t	the development bo nd open space. The o he Green Belt. Acces	oundary Green B ss via Bo	of Madeley settle elt Assessment 202 wsey Wood Road I	ment. The site is promoted 24 confirms the site's has no public footpaths or
A Green Belt site bordering for housing development a moderate contribution to t street lighting. The land has	; the development bo nd open space. The ( he Green Belt. Acces s a boundary with th	oundary Green B ss via Bo le prope	of Madeley settle elt Assessment 202 wsey Wood Road I rties along Hidden	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road &
A Green Belt site bordering for housing development a moderate contribution to t street lighting. The land has the rear of properties along	the development bo nd open space. The he Green Belt. Acces a boundary with th Heighley Castle Wa	oundary Green B ss via Bo e prope ay. Howe	of Madeley settle elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road
A Green Belt site bordering for housing development a moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido	the development bo nd open space. The o he Green Belt. Acces a boundary with th Heighley Castle Wa den Hills and is quite	oundary Green B ss via Bo ie prope ay. Howe e expose	of Madeley settle elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has
A Green Belt site bordering for housing development a moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and	; the development bo nd open space. The o he Green Belt. Acces s a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres	oundary Green B ss via Bo ie prope ay. Howe e expose	of Madeley settle elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has
A Green Belt site bordering for housing development as moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern es	the development bo nd open space. The o he Green Belt. Acces a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres	oundary Green B ss via Bo ie prope ay. Howe e expose	of Madeley settle elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has
A Green Belt site bordering for housing development as moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern es <b>Planning and Sustainability</b>	the development bo nd open space. The he Green Belt. Acces a boundary with th Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent.	oundary Green B ss via Bo ie prope ay. Howe expose servation	of Madeley settled elt Assessment 202 wsey Wood Road I orties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient
A Green Belt site bordering for housing development as moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern es	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt	oundary Green B ss via Bo ne prope ay. Howe expose servation	of Madeley settle elt Assessment 202 owsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP:
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	the development bo nd open space. The o he Green Belt. Acces a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo	oundary Green B ss via Bo le prope ay. Howe expose servation derate	of Madeley settled elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a GB Parcel Assessme (es	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes
A Green Belt site bordering for housing development as moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern es <b>Planning and Sustainability</b>	the development bo nd open space. The o he Green Belt. Acces a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo	oundary Green B ss via Bo le prope ay. Howe expose servation derate	of Madeley settle elt Assessment 202 owsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo	oundary Green B ss via Bo e prope ay. Howe expose ervation derate	of Madeley settled elt Assessment 202 wsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a GB Parcel Assessme (es	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo	oundary Green B ss via Bo e prope ay. Howe expose ervation derate	of Madeley settle elt Assessment 202 owsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a <b>GB Parcel Assessme</b> (es <b>Open Space Strateg</b> <b>.ow Zero Carbon O</b>	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b>	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo	oundary Green B ss via Bo ne prope ay. Howe expose servation derate	of Madeley settle elt Assessment 202 owsey Wood Road I rties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a <b>GB Parcel Assessme</b> (es <b>Open Space Strateg</b> <b>.ow Zero Carbon O</b>	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b> <b>Natural Environment</b>	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo ent: N/A	oundary Green B ss via Bo le prope ay. Howe expose servation derate derate	of Madeley settle elt Assessment 202 owsey Wood Road I rities along Hidden ever, the site rises s d. Mineral safegua n Order on site & a <b>GB Parcel Assessme</b> (es <b>Dpen Space Strateg</b> <b>.ow Zero Carbon O</b> constrained	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hidd access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b> <b>Natural Environment</b> <b>Local Nature Reserve:</b> No	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo ent: N/A	oundary Green B ss via Bo le prope ay. Howe expose servation derate derate	of Madeley settler elt Assessment 202 wsey Wood Road I rities along Hidden ever, the site rises s d. Mineral safegua n Order on site & a <b>GB Parcel Assessme</b> (es <b>Dpen Space Strateg</b> <b>.ow Zero Carbon O</b> constrained	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A pportunities: Less Special Area of
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b> <b>Natural Environment</b>	the development bo nd open space. The o he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo ent: N/A	oundary Green B ss via Bo ie prope ay. Howe expose servation derate i t: No i: No i	of Madeley settle elt Assessment 202 owsey Wood Road I orties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a order on site & a <b>GB Parcel Assessme</b> (es <b>Open Space Strateg</b> <b>.ow Zero Carbon O</b> constrained <b>Special Protection</b> <b>Area:</b> No <b>RAMSAR Site:</b> No <b>er of SBIs within</b>	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A pportunities: Less Special Area of Conservation: No RAMSAR Site within
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b> <b>Natural Environment</b> <b>Local Nature Reserve:</b> No <b>SSSI:</b> No	the development bo nd open space. The of he Green Belt. Access a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Mod ent: N/A LNR within 150m SSSI within 250m Site of Biological	oundary Green B ss via Bo he prope ay. Howe expose servation derate derate f t Numb 150m:	of Madeley settle elt Assessment 202 owsey Wood Road I orties along Hidden ever, the site rises s d. Mineral safegua n Order on site & a order on site & a <b>GB Parcel Assessme</b> (es <b>Open Space Strateg</b> <b>.ow Zero Carbon O</b> constrained <b>Special Protection</b> <b>Area:</b> No <b>RAMSAR Site:</b> No <b>er of SBIs within</b>	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road 8 steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A pportunities: Less Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland:
A Green Belt site bordering for housing development at moderate contribution to t street lighting. The land has the rear of properties along towards properties off Hido access to some services and woodland at its northern ex <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes <b>Playing Pitch Strategy:</b> N/A <b>Economic Needs Assessme</b> <b>Natural Environment</b> <b>Local Nature Reserve:</b> No <b>SSSI:</b> No <b>Biodiversity Alert Site:</b>	the development bo nd open space. The o he Green Belt. Access s a boundary with th g Heighley Castle Wa den Hills and is quite d facilities. Tree Pres xtent. Green Belt Assessment: Moo sent: N/A LNR within 150m SSSI within 250m Site of Biological Importance: Regionally Impor	oundary Green B ss via Bo he prope ay. Howe expose servation derate derate f t Numb 150m:	of Madeley settle elt Assessment 202 owsey Wood Road I rities along Hidden ever, the site rises s d. Mineral safegua n Order on site & a <b>GB Parcel Assessme</b> (es <b>Dpen Space Strateg</b> <b>cow Zero Carbon O</b> constrained <b>Special Protection</b> <b>Area:</b> No <b>RAMSAR Site:</b> No <b>er of SBIs within</b> <b>2</b>	ment. The site is promoted 24 confirms the site's has no public footpaths or Hills and with New Road & steeply from New Road rding area. The site has djacent to ancient ent: Assessed by ARUP: Yes gy: N/A pportunities: Less Special Area of Conservation: No RAMSAR Site within 250m: No Ancient Woodland:

Agricultural Land Classification: Grade 3			Landscape Character: Madeley Ancient			
F			Redland Farmlands			
Heritage						
Listed Building: No	Number of Listed	I	Number of Listed		Local Listing: No	
	Buildings within 250r	m:	Buildings within 500n	n:		
	0		3			
Scheduled Ancient	Scheduled Ancient		Conservation Area:		Conservation Area	
Monument: No	Monument within				<b>within 150m:</b> 0	
	150m: No					
Registered Park and Gardens:	No F	Regi	istered Park and Gard	en	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 0	Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0			FZ3b (% within): 0		
Surrounding uses raise amen	ity concerns? No		Air Quality Managem	n <b>ent Area:</b> No		
Coal Authority High Risk Area	: Coal development I	Higl	h Risk Area (%	Coal development Low		
No	within): No			Risk Area (% within):		
				Yes		
Mineral Safeguard Area: On s	ite		Adverse Topography:	N	C	
Accessibility						
Constrained Access: Yes	Public Right of Way	/: N	0	Ru	ral Site outside	
				development		
			bo	<b>undary:</b> Yes		
GP/ Health Centre: <1600m	Hospital: >1600m	lospital: >1600m Open Space: <400m			Post Office: <800m	
Primary School: <1600m	Secondary School:		<b>College:</b> >1600m		Town Centre:	
	<1600m				>1600m	
Convenience Store: <800m	Supermarket: >1600r	m	Bus Stop: <800m		Train Station:	
					>1600m	

Site Details			
Site reference: MD39			
Ward: Madeley & Betley	Site Address: Land at	Red Lane, Wayside, Mag	delev
Deliverable: No	Developable: Yes	reenfield/Brownfield:	
Land Owner: Private	Site Use: Agriculture	G	ross Site Area (Ha): .3
Density Applied: 30	Developable Area Ap	•	evelopable Area (Ha): .11
Estimated Potential Capacity	: 33	Site Gross Capacity: 33	
Delivery Period (0-5 years): 0	Delivery Period (6-10		elivery Period (11-15 ears): 0
Call for Site: Yes	ł	1•	•
Summary Comments			
Suitable for housing: Potentia	ally suitable	Suitable for employ	nent: Unsuitable
Availability: Available	Achievable: Yes		iable: Yes
•			
Does the site have planning permission for housing? No	Does the site have pl	anning permission for e	mpioyment? No
lighting. Furthermore, housin Madeley Neighbourhood Dev Site Selection Comment: The site is located outside the housing development. The sit Madeley White Star Football relatively flat, however, it wo to it as it is currently landlock footpaths or street lighting. P facilities. Grade 3 agricultural	elopment Plan. The site e development boundar e is bordered by MD33 Club pitches to the sout uld potentially be relian ed except for a narrow roximity of a listed build	has access to some serv y of Madeley settlement on two sites, MD39 on o h and a private property t on MD33 to come forw access off Red Lane whic	ices and facilities. , and promoted for ne corner, with to the west. The site is ard to provide access h has no public
Planning and Sustainability	1		
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy:	1	Open Space Strategy:	1
Economic Needs Assessment	:	Low Zero Carbon Oppo	rtunities: Less
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
Ir	nportance: 150r	n: 0	ient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	I
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No

<b>U</b>		Landscape Character: Madeley Ancient			
F		Redland Farmlands			
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 250	m:	Buildings within 500r	n:	
	5		21		
Scheduled Ancient	Scheduled Ancient		Conservation Area: N	١o	Conservation Area
Monument: No	Monument within				within <b>150m:</b> 1
	150m: No				
Registered Park and Gardens:	No	Reg	istered Park and Gard	len	s within 150m: <b>No</b>
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 amen	ity concerns? Yes		Air Quality Managem	nent Area: No	
Coal Authority High Risk Area	a: Coal development	Hig	h Risk Area (%	Coal development Low	
No	within): No			Risk Area (% within):	
				Yes	
Mineral Safeguard Area: On s	site		Adverse Topography	: No	0
Accessibility					
Constrained Access: Yes	Public Right of Way	<b>y:</b> N	lo	Ru	Iral Site outside
				de	velopment
				bo	<b>undary:</b> Yes
GP/ Health Centre: <1600m	Hospital: >1600m	lospital: >1600m Open Space: <400m			Post Office: <1600m
Primary School: <400m	Secondary School:		<b>College:</b> >1600m		Town Centre:
	<1600m				>1600m
Convenience Store: <800m	Supermarket: >1600	m	<b>Bus Stop:</b> <800m		Train Station:
					>1600m

Site Details							
Site reference: MD40							
		dia sant ta Fami Dana	Madalari				
Ward: Madeley & Betley		Site Address: Land adjacent to Fern Dene, Madeley					
Deliverable: No	Developable: Yes Greenfield/Brown Greenfield						
Land Owner: Private	Site Use: Garden	Site Use: Garden Gross Site Area (H 0.24					
Density Applied: 30	Developable Area Aj	oplied:95%	<b>Developable Area (Ha):</b> 0.15				
Estimated Potential Capacity	:5	Site Gross Capacity	:5				
Delivery Period (0-5 years): 0	Delivery Period (6-10	<b>) years):</b> 5	<b>Delivery Period (11-15</b> years): 0				
Call for Site: Yes							
Summary Comments							
Suitable for housing: Suitable	<u> </u>	Suitable for emp	loyment: Unsuitable				
Availability: Available	Achievable: Yes	•	Viable: Yes				
Does the site have planning permission for housing? No		lanning permission fo					
Site Selection Comment: This site is located within the housing development. Sewag very small in scale (<0.25ha), site has access to a range of s Lea, a water treatment works Dene.	e works to the north co and in close proximity t ervices and facilities. Th	ould raise amenity cor co existing residences ne site is bordered at	ncerns (odour). The site is Mature trees on site. The various parts by the River				
Planning and Sustainability							
Green Belt: No	Green Belt	GB Parcel Assessme	ent: Assessed by ARUP:				
	Assessment:	N/A	N/A				
Playing Pitch Strategy: N/A	1	Open Space Strateg					
Economic Needs Assessment	: N/A	Low Zero Carbon O	pportunities: 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				
-	ite of Biological Nun nportance: 150		Ancient Woodland:				
Number of Ancient	Regionally Important	RIGS within 150m:	No				
Woodlands within 150m: 0	Geological Site: No						
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Ye	es <b>Carbon Capture Site:</b> No				
Agricultural Land Classificatio	on: Grade 3	Landscape Characte Redland Farmlands	er: Madeley Ancient				

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 Re	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1:1000	Flood Zone 2:		Flood Zone 3:	
<b>FZ2 (% within):</b> 0	<b>FZ3 (% within):</b> 0		FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	e <b>nt Area:</b> No	
<b>Coal Authority High Risk Are</b> a No	a: Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On s	site	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way:		Rural Site outside development boundary: No	
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m	
Primary School: <800m	<b>Secondary School:</b> <800m	College: >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: MD5					
Ward: Madeley & Betley	Site Address: The	e Old	Wharf, Madeley He	ath	
Deliverable: No	Developable: Yes			G	reenfield/Brownfield: rownfield
Land Owner: Private	Site Use: Open s	pace /	light industrial		ross Site Area (Ha): 88
Density Applied: 30	Developable Are	ea App	<b>llied:</b> 85%		evelopable Area (Ha): 44
Estimated Potential Capacity:	13 Site Gross Capacity: 13				
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 13		elivery Period (11-15 ears): 0
Call for Site: Yes					-
Summary Comments					
Suitable for housing: Potentia	Illy suitable		Suitable for em	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes		•		iable: Yes
Does the site have planning		ve pla	nning permission f		
permission for housing? No		- 6.0			F - /
development. Part of the site Greenspace in the Open Space calculation takes this into acco which makes it unsuitable for services and facilities. <b>Site Selection Comment:</b> The site is located within the of development. Part of the site Greenspace in the Open Space calculation takes this into acco (>10%) of the site.The site is a services and facilities. The site garage/business accommodat <b>Planning and Sustainability</b> <b>Green Belt:</b> No	e Strategy 2022. So bunt. The site is pre employment deve development boun is identified as high e Strategy 2022. So bunt. Surface wate lso an irregular sha has gated access o	dary c dary c qual ome m er floo ape. Th off a p	ature trees on site nantly surrounded ent. The site has lim of Madeley Heath, a ity / high value Nat ature trees on site d risk, 1:30, 1:100 & ne site has limited a rivate road. The sit	. Dev by re nited and p ural a . Dev & 1:1 acces e cur	elopable area esidential development access to a range of promoted for housing and Semi-Natural elopable area 000 covering part as to a range of rrently functions as
	Green Beit Assessment:		Yes		<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy: N/A			<b>Open Space Strate</b> Natural Greenspac	e	
Economic Needs Assessment:	N/A		Low Zero Carbon C	)ppo	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m:		Special Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	0	Numk 150m	er of SBIs within : 0	Anc	ient Woodland:
	Regionally Import Geological Site: No		RIGS within 150m:	No	

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

Site Details					
Site reference: MD56					
Ward: Madeley & Betley	Site Address: Land	off H	eighley Castle Way	Mad	lelev
Deliverable: No	Developable: Yes			G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricultur	e		G	ross Site Area (Ha): 4.84
Density Applied: 30	Developable Area	Appli	<b>ed:</b> 85%		evelopable Area (Ha): 2.61
Estimated Potential Capacity	: 379 Site Gross Capacity: 379			9	
Delivery Period (0-5 years): 0	Delivery Period (6-	10 ye	ears): 229		elivery Period (11-15 ears): 150
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy change		Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes		outcole for emp		iable: Yes
•					
Does the site have planning permission for housing? No	Does the site have	pian	ning permission for	emp	bioyment? No
SHELAA Comment:	•				
A Green Belt site bordering th	ne development bou	undar	v of Madelev settle	men	t. The site is promoted
for housing development. The					-
it unsuitable for employment			•		•
(Madeley Manor). The site ha	•		•		•
site, and Listed buildings are i	-				
Site Selection Comment:	· · ·		·	U	
A Green Belt site bordering th	ne development bou	undar	y of Madeley settle	men	t. The site is promoted
for housing development. The	•				•
of Biological Importance occu	• •				•
services and facilities. Public		-	•		-
proximity. Coal Authority higl				-	
lane and the land rises up fro			•		•
exposed although the area ac		-			
Rd is the flattest area.	-	0			
Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment: Mode	rate			Yes
Playing Pitch Strategy:			Open Space Strate	gy:	1
Economic Needs Assessment	•		Low Zero Carbon C	oqq	rtunities: More
	-		constrained	1-1	
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: S	ite of Biological	Num	per of SBIs within	Anc	ient Woodland:
l III	mportance: Yes	150m	: 3		
Number of Ancient	<b>Regionally Importa</b>	nt	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				
			l		

Tree Preservation Order: Yes	Total TPOs onsite: 20	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classification	on: Grade 3	Landscape Character: Redland Farmlands	Madeley Ancient	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m	: Buildings within 500n	n:	
	3	3		
Scheduled Ancient	Scheduled Ancient	Conservation Area: N	o Conservation Area	
Monument: No	Monument within		within 150m: 0	
	150m: No			
Registered Park and Gardens	: <b>No</b> Re	gistered Park and Gard	ens within 150m: <b>No</b>	
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 amen	ity concerns? No	Air Quality Managem	ent Area: No	
Coal Authority High Risk	Coal development Hig	h Risk Area (% within):	Coal development Low	
Area: Yes	Yes		Risk Area (% within):	
			Yes	
Mineral Safeguard Area: On :	site	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way: Ye	es	Rural Site outside development	
		boundary: Yes		
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m	
Primary School: <800m	Secondary School: <800m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: <800m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details		
Site reference: NC13		
Ward: Newchapel & Mow Cop	Site Address: Land West of Bullockhou	ise Road, Harriseahead
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 3.2
Density Applied: 40	Developable Area Applied:80%	<b>Developable Area (Ha):</b> 2.57
Estimated Potential Capacity:	100 Site Gross Capa	city: 100
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 years): 100	Delivery Period (11-15 years): 0
Call for Site: Yes	-	
Summary Comments		
Suitable for housing: Suitable	with policy change Suitable for e	employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permissio	n for employment? No
SHELAA Comment:	•	

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.

## Site Selection Comment:

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.

boundaries has been informe					
Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessme	nt:	Assessed by ARUP:
	Assessment: Mod	erate	Yes		Yes
Playing Pitch Strategy: N/A			Open Space Strategy: N/A		
Economic Needs Assessment	:: N/A		Low Zero Carbon Op	por	<b>tunities:</b> Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m:	No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within
					<b>250m:</b> No
Biodiversity Alert Site: No S	ite of Biological	Num	ber of SBIs within		ent Woodland: No
-	-	150m	: 0		
Number of Ancient	Regionally Import	ant	RIGS within 150m: N	١o	
Woodlands within 150m: 0	Geological Site: N	о			
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No
Agricultural Land Classification	n: Grade 4		Landscane Characte	r: Fa	ast Kidsgrove Coalfield
			Farmlands	(	
Heritage			i di ilidi di s		
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
Listed Building. NO			Buildings within 500		
	0	50111.	0		
Scheduled Ancient	Scheduled Ancien	t	Conservation Area:	No	Conservation Area
Monument: No	Monument within				within 150m: 0
	<b>150m:</b> No				
Registered Park and Gardens:	: No	Reg	sistered Park and Gar	den	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 i	n <b>Flood Zone 2</b> :			FI	ood Zone 3:
30 years					
<b>FZ2 (% within):</b> 0					
	FZ3 (% within): (	)		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	. ,	)	Air Quality Manager		3 <b>b (% within)</b> : 0 <b>it Area:</b> No
	iity concerns? No		Air Quality Manager h Risk Area (%	men	<b>t Area:</b> No
Coal Authority High Risk Area	iity concerns? No a: Coal developme			men Co	nt Area: No Dal development Low
Surrounding uses raise amen Coal Authority High Risk Area Yes	iity concerns? No			men Co	nt Area: No Dal development Low sk Area (% within):
<b>Coal Authority High Risk Area</b> Yes	ity concerns? No a: Coal developme within): Yes			men Co Ri Ye	nt Area: No bal development Low sk Area (% within):
Coal Authority High Risk Area Yes Mineral Safeguard Area: Wit	ity concerns? No a: Coal developme within): Yes		h Risk Area (%	men Co Ri Ye	nt Area: No bal development Low sk Area (% within):
Coal Authority High Risk Area Yes Mineral Safeguard Area: Wit Accessibility	ity concerns? No a: Coal developme within): Yes hin 250m	nt Hig	h Risk Area (% Adverse Topography	men Co Ri Ye y: N	at Area: No bal development Low sk Area (% within): es o
Coal Authority High Risk Area Yes Mineral Safeguard Area: Wit	ity concerns? No a: Coal developme within): Yes	nt Hig	h Risk Area (% Adverse Topography	men Co Ri Ye y: N	at Area: No bal development Low sk Area (% within): o o ural Site outside
Coal Authority High Risk Area Yes Mineral Safeguard Area: Wit Accessibility	ity concerns? No a: Coal developme within): Yes hin 250m	nt Hig	h Risk Area (% Adverse Topography	men Co Ri Ye y: N Ru de	at Area: No Dal development Low sk Area (% within): 25 0 ural Site outside evelopment
Coal Authority High Risk Area Yes Mineral Safeguard Area: Wit Accessibility Constrained Access: No	ity concerns? No a: Coal developme within): Yes hin 250m Public Right of V	nt Hig Vay: Y	h Risk Area (% Adverse Topography 'es	men Co Ri: Ye y: N Ru de bo	at Area: No bal development Low sk Area (% within): o o ural Site outside
Coal Authority High Risk Area Yes Mineral Safeguard Area: With Accessibility Constrained Access: No GP/ Health Centre: <1600m	ity concerns? No a: Coal developme within): Yes hin 250m Public Right of V Hospital: >1600m	nt Hig Vay: Y	<b>Adverse Topography</b> Yes <b>Open Space:</b> <400m	men Co Ri: Ye y: N Ru de bo	at Area: No pal development Low sk Area (% within): es o ural Site outside evelopment pundary: Yes Post Office: >1600m
Yes Mineral Safeguard Area: Wit Accessibility	iity concerns? No a: Coal developme within): Yes hin 250m Public Right of V Hospital: >1600m Secondary School	nt Hig Vay: Y	h Risk Area (% Adverse Topography 'es	men Co Ri: Ye y: N Ru de bo	at Area: No Dal development Low sk Area (% within): 25 0 ural Site outside evelopment oundary: Yes Post Office: >1600m Town Centre:
Coal Authority High Risk Area Yes Mineral Safeguard Area: With Accessibility Constrained Access: No GP/ Health Centre: <1600m	ity concerns? No a: Coal developme within): Yes hin 250m Public Right of V Hospital: >1600m	nt Hig Vay: Y	<b>Adverse Topography</b> Yes <b>Open Space:</b> <400m	men Co Ri: Ye y: N Ru de bo	at Area: No pal development Low sk Area (% within): es o ural Site outside evelopment pundary: Yes Post Office: >1600m

Site Details					
Site reference: NC5					
Ward: Newchapel & Mow Cor	<b>Site Address:</b> La	nd sou	th of Harriseahead	Lane	. Harriseahead
Deliverable: No		-			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	ture		G	ross Site Area (Ha): 11
Density Applied: 40	Developable Are	ea Apj	olied:80%	D	evelopable Area (Ha): 69
Estimated Potential Capacity:	: 267		Site Gross Capacity		
Delivery Period (0-5 years):	Delivery Period	(6-10		D	elivery Period (11-15 ears):
Call for Site: Yes					
Summary Comments					
Suitable for housing: Unsuital	ble		Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes				iable: Yes
Does the site have planning			nning permission f		
permission for housing? No	Dues the site lid	ve hid			ipioyinent: NO
This site was previously assess overground cable on site. Accord Dale Green (biodiversity alert 800m Site Selection Comment: The site was previously submi 200-250 dwellings. The site is Given the public footpaths alco access point being Harriseahe There is some uncertainty as t lane and junction improvement Land is marshy and undulating areas of contamination on the Belt. There are potential surface Planning and Sustainability	ess from high stree site) and Birchenw tted as a call for sin a greenfield site. It ong the south east ad Lane, there is n to the access arran nts would be requi g. Site consists of g e site and historical ace water flooding	et wou vood F tes in t has a bound o curr geme red. C rade 4	Ild need to be gaine Park (site of biologic the Joint Local Plan moderate contribu dary and the centre ent access to the sc nts for the site. Har overhead pylon on s 4/5 agricultural land ng activities. The sites	d via al im . It is ttion of th outhe risea ite. N I. The e is c	being promoted land. portance) within being promoted for to the Green Belt. he site, and the only ern portion of the site. head is also a narrow Mature trees on site. ere are potentially of scale in the Green
Green Belt: Yes	Green Belt Assessment: Mode	erate	GB Parcel Assessm	ent:	Assessed by ARUP: Yes
Playing Pitch Strategy:			Open Space Strate	gv:	1
Economic Needs Assessment:	: N/A		Low Zero Carbon O (Less constrained)		rtunities: Potential
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
-	0	Numl 150m	per of SBIs within : 0	Anci	ient Woodland:
	Regionally Import		RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: No	0			

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 Reg	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 i 30 years	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>FZ3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No	
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Coa Superficial Sand & Gravel	& Fire Clay and	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way: Y	c	Rural Site outside development ooundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: >1600m	
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	Town Centre: >1600	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: NC77					
Ward: Newchapel & Mow Co	p Site Address: Be	ent Fa	rm, Newchapel		
Deliverable: No		Developable: Yes			reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricu	lture			ross Site Area (Ha): .06
Density Applied: 40	Developable Ar	ea Ap	plied:80%		<b>evelopable Area (Ha):</b> .45
Estimated Potential Capacity	:98		Site Gross Capacity	:98	
Delivery Period (0-5 years): 0	Delivery Period	(6-10	<b>years):</b> 98		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy chang	e	Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes			V	iable: Yes
Does the site have planning permission for housing? No	Does the site ha	ve pl	anning permission fo	or er	nployment? No
takes into the account the de for housing, retail and open s Development high risk area a Site Selection Comment: The site is not currently a pre the Green Belt and makes a s administrative area of Stoke-o sustainability, the site has poo bus stop. The site is in a coal a Access would need to be cont risk on the site which would r Planning and Sustainability Green Belt: Yes	pace. The site has nd public right of v ferred site in the L trong contribution on-Trent with cross or access to certain authority high risk firmed from Newto	poor a vay or ocal P to Gr s bour n serv area. own /	access to a range of s n site. lan. The site is a gree een Belt purposes. T ndary considerations ices and facilities but A public rights of wa Turnhurst Road. The	enfie The s 5. In t t is in ty rui ere is	eld site. It is a site in ite overlaps into the terms of locational n close proximity to a ns through the site.
Playing Pitch Strategy: N/A	Assessment. Strop	115	Open Space Strates	лv.	105
Economic Needs Assessment	: N/A				rtunities: 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
-	ite of Biological nportance: No	Num 150n		Anc	ient Woodland:
Number of Ancient	Regionally Important RIGS within 150m: No				
Woodlands within 150m: 0	Geological Site: N				
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 4		<b>Landscape Charact</b> Farmlands	er: E	ast Kidsgrove Coalfield

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

Site Details					
Site reference: NC78					
Ward: Newchapel & Mow Co	o Site Address: Land	d Sou	th of Pennyfield Ro	ad I	Newchanel
Deliverable: No		u 500	ith of Fennyneid Ro	-	•
	Developable: Yes				r <b>eenfield/Brownfield:</b> reenfield
Land Owner: Private / NuLBC	Site Use: Agricultu	ure			r <b>oss Site Area (Ha):</b> 66
Density Applied: 40	Developable Area	а Арр	lied:80%		evelopable Area (Ha): 73
Estimated Potential Capacity	: 149		Site Gross Capacity	: 149	)
Delivery Period (0-5 years): 0	Delivery Period (6	5- <b>10</b> y	<b>/ears):</b> 149		elivery Period (11-15 ears):
Call for Site: Yes	·				
Summary Comments					
Suitable for housing: Suitable	with policy change		Suitable for emp	lovn	nent: Unsuitable
Availability: Available	Achievable: Yes		•		able: No
Does the site have planning		o nla	nning permission fo		
permission for housing? No	boes the site nav	c più			
SHELAA Comment:					
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.					
Site Selection Comment:					
The site is a greenfield site. Th	ne site is the in the G	Green	Belt site and make	s a s	trong contribution to
Green Belt					-
purposes. The site was previo	usly identified as NC	C78 a	nd NC79 in the Stra	tegio	: Housing and
Employment Land					
Availability Assessment. The s	•		•		•
and open space. Access to the					
access is currently in active us	•				
narrow. Therefore there is so	•				
achieved. The site has limited	access to a range of	f serv	ices and facilities. A	put	olic right of way runs
through the site.					
Planning and Sustainability	Γ				1
Green Belt: Yes	Green Belt			ent:	Assessed by ARUP:
	Assessment: Strong	-	No		Yes
Playing Pitch Strategy: N/A			Open Space Strateg		
Economic Needs Assessment	: N/A		Low Zero Carbon O	рро	rtunities: Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m: N		Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m: N	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	•	lumb .50m		Anci	ent Woodland:
Number of Ancient	Regionally Importa	nt	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: No				
Tree Preservation Order: No	Total TPOs onsite:		Heavily Wooded:		<b>Carbon Capture Site:</b> No

•		Landscape Character: South Kidsgrove Coalfield Farmlands		
Llevitege		Coalitield Farmlands		
Heritage		<b>.</b>	<b>b 1 1 1 1 1 1</b> 1	
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m: 1	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within 150m: No		within 150m: 0	
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment	·			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nent Area: No	
Coal Authority High Risk Area	: Coal development Hig	h Risk Area (% C	Coal development Low	
Yes	within): Yes	R	Risk Area (% within):	
		!·	es	
Mineral Safeguard Area: Non	e	Adverse Topography: N	10	
Accessibility				
Constrained Access: Yes	Public Right of Way: Y		ural Site outside	
			<b>evelopment</b> oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m	
Primary School: <800m	Secondary School: <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: NC80			
Ward: Newchapel & Mow Cop	Site Address: Land Sou	uth of Mow Cop Road	. Mow Cop
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 8.78
Density Applied: 40	Developable Area Ap	olied:80%	Developable Area (Ha): 7.02
Estimated Potential Capacity:	281	Site Gross Capacity:	281
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 150	Delivery Period (11-15 years): 131
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for emplo	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pla	nning normission for	
permission for housing? No	Dues the site have pla		
	nly used as a brickwork ment high risk areas an e site is located in a par Belt purposes. Part of th some land contaminati authority high risk area od risk impacts. The site countryside with associ	/ landfill site. The site d public right of way of cel of Green Belt which is site was formerly u on issues. The site ha and a mineral safegu is a mix of grade 4 a ated Green Belt impa o. <b>GB Parcel Assessmer</b>	e has access to some on site. ch makes a moderate ses as a brickwork / is access to some services ard area is on site. There nd 5 agricultural land. acts. The site is in close nt: Assessed by ARUP: Yes
Economic Needs Assessment:	N/A	• • •	portunities: Unsuitable
Natural Environment	,···	OP	
	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	<b>250m:</b> No		RAMSAR Site within 250m: No
-	e of Biological Numl portance: 150m		ncient Woodland:
	Regionally Important	<b>RIGS within 150m:</b> Y	es
	Geological Site: Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site:
Agricultural Land Classification	n: Grade 4	<b>Landscape Characte</b> Farmlands	: East Kidsgrove Coalfield

Heritage			
	Number of Listed Buildings within 250m: 7	Number of Listed Buildings within 500m 7	Local Listing: No :
Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No	o <b>Conservation Area</b> within 150m: 0
Registered Park and Gardens:	No Re	gistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:	F	Flood Zone 3:
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>-Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	: Coal development Hi within): Yes	F	Coal development Low Risk Area (% within): (es
Mineral Safeguard Area: On s	ite	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way:	c	Rural Site outside development poundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
•	<b>Secondary School:</b> >1600m	College: >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details				
Site reference: NC81				
Ward: Newchapel & Mow Co	op Site Address: Mello	ors Bank, Mow Cop	Road, M	low Cop
Deliverable: No	Developable: Yes		G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricultur	e		r <b>oss Site Area (Ha):</b> 16
Density Applied: 40	Developable Area A	Applied:80%		<b>evelopable Area (Ha):</b> 93
Estimated Potential Capacit	<b>y:</b> 197	Site Gross Capa	acity: 197	7
Delivery Period (0-5 years):	0 Delivery Period (6-	<b>10 years):</b> 150		elivery Period (11-15 ears): 47
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitabl	e with policy change	Suitable for	employn	nent: Unsuitable
Availability: Available	Achievable: Yes		Vi	able: Yes
Does the site have planning permission for housing? No	Does the site have	planning permissi	on for en	nployment? No
Bank and Dales Green Road site has access to some servi adjoins the southern bounda <b>Site Selection Comment:</b> The site is a greenfield site a which makes a Moderate contribution over development. The site has a Public right of way adjoins the mineral safeguarded site. The points may requirement imp settlements of Mow Cop and <b>Planning and Sustainability</b> <b>Green Belt:</b> Yes	ices and facilities. Deve ary. nd also in the Green Be all to Green Belt purpo ccess to some services ne southern boundary. ere is some uncertaint provements due to thei	lopment high risk elt. The site is locat ses. The site is pro and facilities. Deve The site is in a coa y about highway a r narrow characte GB Parcel Asse	area on s ted in a p moted fo elopment il authorit ccess into r. The site	ite. Public right of way arcel of Green Belt or housing t high risk area on site. ty high risk area and a o the site and access
Playing Pitch Strategy: N/A	Assessment: modera		ratomu	res
Economic Needs Assessmen			rtunities: Unsuitable	
Natural Environment				
	LNR within 150m: No	Enocial Duate of	tion	Special Area of
Local Nature Reserve: No		Special Protect Area: No		<b>Conservation:</b> No
SSSI: No	SSSI within 250m: No		No	RAMSAR Site within 250m: No
	mportance: No 15	imber of SBIs with 0m: 0		ent Woodland:
Number of Ancient Woodlands within 150m: 0				
Tree Preservation Order: No	<b>Total TPOs onsite</b> : 0	Heavily Woode	ed:	<b>Carbon Capture Site:</b> No

•		<b>Landscape Character:</b> East Kidsgrove Coalfield Farmlands	
Heritage		Faillianus	
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m	Local Listing: No
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	
Monument: No	Monument within 150m: No		within <b>150m:</b> 0
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	: Coal development Hi	gh Risk Area (% C	coal development Low
Yes	within): Marginally		t <b>isk Area (% within):</b> Tes
Mineral Safeguard Area: On s	ite	Adverse Topography:	
Accessibility			
Constrained Access: No	Public Right of Way: `	c	ural Site outside levelopment oundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <400m	<b>Secondary School:</b> >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details					
Site reference: NC83					
Ward: Newchapel & Mow Cop	Site Address: Blu	ue Pot	Farm. Alderhav Lar	ne. R	ookerv
Deliverable: No		Developable: Yes		G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Agricul	lture			ross Site Area (Ha): 28
Density Applied: 40	Developable Are	ea App	<b>blied:</b> 95%	D	evelopable Area (Ha):
Estimated Potential Capacity:	10		Site Gross Capacity	<b>/:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 10		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy chang	e	Suitable for em	olovr	nent: Unsuitable
Availability: Available	Achievable: Yes	<b>C</b>			iable: Yes
Does the site have planning		wo nla	nning permission f		
permission for housing? No	Does the site ha	ive pia	ming permission i	orei	nployment? No
SHELAA Comment:					
Two parcels of Green Belt land	dissconnected fr	om th	e Kidsgrove urban a	irea	and promoted for
housing development. The site			-		•
Site Selection Comment:					
This site reference relates to t	wo sites that are i	n the (	Green Belt. The par	cels (	of land to which the
sites fall within make a strong	contribution to th	e Gree	en Belt. The sites ar	e dis	connected from the
urban area. The sites are in a r					
Planning and Sustainability					
	Green Belt Assessment: Stror	ng	<b>GB Parcel Assessm</b> Yes	ent:	<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy: N/A		0	Open Space Strate	gv: N	
Economic Needs Assessment:	N/A				rtunities: Unsuitable
Natural Environment				- 44	
	LNR within 150m:	No	Special Protection		Special Area of
Local Nature Reserve. NO		NU	Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	te of Biological portance: No	Numi 150m	per of SBIs within : 0	Anc	ient Woodland:
Number of Ancient	Regionally Import Geological Site:		RIGS within 150m:	No	
	-		Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificatio	n: Grade 4		Landscape Charact Coalfield Farmland		lorth Kidsgrove
Heritage					
Ŭ	Number of Listed Buildings within 2 0		Number of Listed Buildings within 50 0	00m:	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	o Conservation Area within 150m: 0
Registered Park and Gardens:	No Re	gistered Park and Gard	lens within 150m: <b>No</b>
Physical Environment			
<b>Surface Water Flood Risk:</b> 1 i 30 years	n Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	ent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development H within): No	igh Risk Area (%	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Wit	nin 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	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: RC11					
		ad at t!	o and of Direbarry	(00 <sup>-1</sup>	May Kidagroya
Ward: Kidsgrove & Ravenscliff			ie end of Birchenw		
Deliverable: No	Developable: Ye	S			r <b>eenfield/Brownfield:</b> reenfield
Land Owner: Private	Site Use: Countr	y Park			ross Site Area (Ha): 5.41
Density Applied: 40	Developable Are	ea Appl	ied:80%		evelopable Area (Ha): 65
Estimated Potential Capacity:	386	S	ite Gross Capacity	: 386	j
Delivery Period (0-5 years): 0	Delivery Period	(6-10 y	ears): 0		elivery Period (11-15 ears): 0
Call for Site: Yes				<b>-</b>	
Summary Comments					
Suitable for housing: Suitable	with policy change	<u> </u>	Suitable for emp		ont: Unquitable
	Achievable: Yes	2	Suitable for emp		able: Yes
Availability: Available					
Does the site have planning permission for housing? No	Does the site ha	ve plar	ning permission f	or en	nployment? NO
SHELAA Comment:					
Stoke-on-Trent. The site is pro (Birchenwood Park) occupies to there is partial removal of the calculation takes this into acco Development high risk areas, or <b>Site Selection Comment:</b> The site is a Green Belt site. It the administrative areas of Sto of Biological Importance occup risk area. There are overhead semi-natural greenspace in the The site is not considered to b designated as Birchenwood Pa a large proportion of the site is forming part of Birchenwood Pa high contamination from Cloup <b>Planning and Sustainability</b>	the northern part of designation. Two bunt. The site has I overhead power line makes a weak com oke-on-Trent and t bies the northern p power lines on the e Open Space Stra e suitable as there ark Local Wildlife S s potentially conta Historic Landfill Sit	bf the s large p imited ne and tribution herefo part of e site and tegy. a are ur ite and ite and minate e, and	ite. Access to the sonds are also press access to a range of publc right of way on to Green Belt pure re may present cro the site. The site is not the site is partial avoidable impacts Site of Biological I ed land due to the nearly the whole s	site c ent. I of ser on si urpos oss bo in ar illy co as p mpoi north	an not gained unless Developable area vices and facilities. te. ses. The site borders oundary issues. A site n a development high overed by natural and art of the site is rtance. Furthermore, hern section of the site
	Green Belt	c	B Parcel Assessm	ent·	Assessed by ARUP:
	Assessment: Weal			ciit.	Yes
Playing Pitch Strategy: N/A			Dpen Space Strate	gy: In	
Economic Needs Assessment: N/A Low Zero Carbon Opportunities: Unsuitable					
Natural Environment			_		
	LNR within 150m:		pecial Protection Area: No		Special Area of Conservation: No
SSSI: No	SSSI within 250m:		AMSAR Site: No		RAMSAR Site within 250m: No
-	te of Biological portance: Yes	Numb 150m:	er of SBIs within 1	Anci	ent Woodland:

Number of Ancient	Regionally Important	RIGS within 150m: Yes	5
Woodlands within 150m: 0	Geological Site:		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Urban / Grade 4	Landscape Character: Coalfield Farmlands	South Kidsgrove
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 Reg	gistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		F <b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	-	Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: Y		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> <1600m
Convenience Store: >1600m	Supermarket: <1600m	<b>Bus Stop:</b> <800m	Train Station: >1600m

Site Details			
Site reference: RC4			
Ward: Kidsgrove & Ravenscli	ffe <b>Site Address:</b> Kinners	ley Street, Kidsgrove	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: NuLBC	Site Use: Green space		Gross Site Area (Ha): D.65
Density Applied: 40	Developable Area Ap		<b>Developable Area (Ha):</b> 0.1
Estimated Potential Capacity	<i>ı</i> : 4	Site Gross Capacity: 4	
Delivery Period (0-5 years): (	Delivery Period (6-10		<b>Delivery Period (11-15</b> /ears): 0
Call for Site: No		14	
Summary Comments			
Suitable for housing: Potenti	ally suitable	Suitable for employ	ment: Unsuitable
Availability: Available	Achievable: Yes		/iable: Yes
Does the site have planning		anning permission for e	
permission for housing? No	boes the site have p		
SHELAA Comment:			
The site is located within the	Kidsgrove urban area, a	nd functions as an infor	mal green space. The
mature trees reduces the dev	-		
dwellings, or employment de	velopment of any signifi	cance. The site has acce	ess to a range of
services and facilities. Steep t	opography and develop	able high risk area on si	te.
Site Selection Comment:			
The site is located within the	Kidsgrove urban area ar	nd functions as an inforr	nal green space. The
mature trees and steep topo			
accommodating 5 or more dv		development of any sig	nificance. The site has
access to a range of services	and facilities.		
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	<b>GB Parcel Assessment</b> N/A	: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy:	
Economic Needs Assessment	t: N/A	Low Zero Carbon Opp	ortunities: Unsuitable
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of
		Area: No	Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
Biodiversity Alert Site: S	ite of Biological Num	ber of SBIs within An	cient Woodland:
`	mportance: 150n	n: 0	
Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0	Geological Site:		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classificati	on: Urban	Landscape Character:	None - urban area
Heritage		·	

Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m	Buildings within 500m	:
	1	4	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area
Monument: No	Monument within		within 150m: 1
	150m: No		
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 ir	Flood Zone 2:	F	lood Zone 3:
30 years			
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	: Coal development Hi	gh Risk Area (% C	Coal development Low
Yes	within): Yes	F	lisk Area (% within):
		Y	'es
Mineral Safeguard Area: On s	ite	Adverse Topography: `	/es
Accessibility			
Constrained Access: No	Public Right of Way:	No F	Rural Site outside
		c	levelopment
		k	oundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
-	Secondary School: <800m	College: >1600m	Town Centre: <400m
	Supermarket: <400m	Bus Stop: <400m	Train Station: <800m

Site Details			
Site reference: RC8			
Ward: Kidsgrove & Ravensclif	fe Site Address: Land at	Liverpool Road (part	of Birchenwood)
	Kidsgrove (parcel 2)		
Deliverable: Yes	Developable: No		Greenfield/Brownfield:
	•		Greenfield
Land Owner: Private	Site Use: Woodland		Gross Site Area (Ha):
			0.38
Density Applied: 40	Developable Area Ap	<b>plied:</b> 95%	Developable Area (Ha):
	_		0.36
Estimated Potential Capacity		Site Gross Capacity:	
Delivery Period (0-5 years): 7	Delivery Period (6-10	years):	<b>Delivery Period (11-15 years):</b> 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pl	anning permission fo	r employment? No
permission for housing? Yes			
SHELAA Comment:			
The site is located within the l	Kidsgrove urban area, a	nd has a lapsed plann	ing approval for
residential development (Ref.	15/00818/FUL). The sit	e was formerly used a	as a colliery including
steel, gas and coke works. The	e Economic Needs Asses	sment grades the site	e as 'poor'. Development
high risk area on site. The site	has access to a range o	f services and facilitie	s.
Site Selection Comment:			
The site is located within the	Kidsgrove urban area, a	nd has planning perm	ission for 7 dwellings (Ref
22/00964/FUL) which was app	proved 24 November 20	23. Construction has	not started as of June
2024. The site is heavily wood	led. Development high r	isk area on site. There	e is a surface water flood
risk that would require mitiga	tion. The site has access	s to a range of service	s and facilities. The site is
a coal authority high risk area	and a mineral safeguar	ded area on site.	
Planning and Sustainability			
Green Belt: No	Green Belt	<b>GB</b> Parcel Assessme	nt: Assessed by ARUP:
	Assessment:	N/A	N/A
Playing Pitch Strategy:		Open Space Strategy	y:
Economic Needs Assessment	: Poor	Low Zero Carbon Op	portunities: Unsuitable
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection	Special Area of
		Area:	Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
•	te of Biological Num nportance: 150n		Ancient Woodland:
Number of Ancient	Regionally Important	RIGS within 150m: N	lo
Woodlands within 150m: 0	Geological Site:		
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Ye	es Carbon Capture Site: No
Agricultural Land Classificatio	<b>n:</b> Urban	Landscape Characte	<b>r:</b> None - urban area
-		· ·	
Heritage			

Listed Building:	Number of Listed	Number of Listed	Local Listing: No		
	Buildings within 250m:	Buildings within 500m	:		
	0	2			
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area		
Monument: No	Monument within		within 150m: 0		
	150m: No				
Registered Park and Gardens:	No Re	gistered Park and Garde	ens within 150m: <b>No</b>		
Physical Environment					
Surface Water Flood Risk: 1 ir	Flood Zone 2:	F	lood Zone 3:		
30 years					
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0		
Surrounding uses raise ameni	ty concerns? No	Air Quality Manageme	ent Area: No		
Coal Authority High Risk Area	: Coal development Hi	gh Risk Area (% 🛛 🗘	Coal development Low		
Yes	within): Yes	F	Risk Area (% within):		
			No		
Mineral Safeguard Area: On s	ite	Adverse Topography:	No		
Accessibility					
Constrained Access: No	Public Right of Way:	No F	Rural Site outside		
		c	levelopment		
		k	oundary: No		
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m		
Primary School: <400m	Secondary School:	College: >1600m	Town Centre: <800m		
	<800m				
Site Details					
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Site reference: SB12					
Ward: Westbury Park &	Site Address: La	nd ad	jacent to Clayton Lo	dge I	Hotel, Clavton
Northwood		ina aaj		.96	
Deliverable: Yes	Developable: No	<u>ר</u>		G	reenfield/Brownfield:
	Developubler ne				rownfield
Land Owner: Private	Site Use: Former	r hote	l / car park	G	ross Site Area (Ha):
					79
Density Applied: 40	Developable Are	ea Ap	plied:85%		evelopable Area (Ha): 52
Estimated Potential Capacity	: 48		Site Gross Capacity	: 48	
Delivery Period (0-5 years): 4	8 Delivery Period	(6-10	years): 0		elivery Period (11-15 ears): 0
Call for Site: No					
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	olovn	nent: Unsuitable
Availability: Available	Achievable: Yes				able: Yes
•					
Does the site have planning	Does the site ha	ve pla	anning permission f	or er	nployment? No
permission for housing? Yes					
SHELAA Comment:					
The site is located within the I			•		•
planning application for 48 dw					
under construction as of June	2024. Estimated p	otent	ial capacity is based	on t	he SHELAA
methodology until approval is	granted. The site	is pre	dominantly surroun	ded l	oy residential
development making it unsuit	able for employme	ent de	evelopment. The site	e has	access to a range of
services and facilities.					
Site Selection Comment:					
Located within the urban area	. this brownfield s	ite. fo	rmerly a hotel and o	ar p	ark, is predominantly
surrounded by residential dev			•		
range of services and facilities			-		
48 dwellings (Ref. 22/00284/F	-				• • •
				-	
potential. Site status under co			•		•
the presence of two Tree Pres				cons	sideration of tree
preservation and integration i	nto the developme	entia	yout.		
Planning and Sustainability					
	Green Belt Assessment:		<b>GB Parcel Assessm</b> N/A	ent:	<b>Assessed by ARUP:</b> N/A
Playing Pitch Strategy:			Open Space Strate	gy:	
Economic Needs Assessment:			Low Zero Carbon O	ppo	rtunities: Unsuitable
Natural Environment			ł		
	LNR within 150m:	No	Special Protection		Special Area of
			Area:		Conservation:
SSSI:	SSSI within 250m:	: No	RAMSAR Site:		RAMSAR Site within 250m: No
Biodiversity Alert Site: Si	te of Biological	Num	ber of SBIs within	Δnci	ient Woodland:
-	-	150m			
	Regionally Import		RIGS within 150m:	No	
	Geological Site:	aill		INU	
	Sectory car site:				

Tree Preservation Order:	Total TPOs onsite: 2	Heavily Wooded:	<b>Carbon Capture Site</b> : No
Agricultural Land Classificati	<b>on:</b> Urban	Landscape Character: N	lone - 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	: <b>No</b> Re	gistered Park and Garder	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amer	nity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Are</b> No	a: Coal development Hi within): No	R	oal development Low isk Area (% within): es
Mineral Safeguard Area: Nor	ne	Adverse Topography: N	10
Accessibility		<u>.</u>	
Constrained Access: No	Public Right of Way: I	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <400m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <400m	Supermarket: <1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Address: Former Keele	e Municipal Gol	f Course, Keele
Developable: Yes		Greenfield/Brownfield: Greenfield
Site Use: Former golf course		<b>Gross Site Area (Ha):</b> 75.74
Developable Area Applied:80%		Developable Area (Ha): 54.58
900 Site	<b>Gross Capacity</b>	: 900
Delivery Period (6-10 year	<b>s):</b> 600	Delivery Period (11-15 years): 300
with policy change Su	uitable for emp	loyment: Unsuitable
Achievable: Yes		Viable: Yes
Does the site have plannin	g permission fo	or employment? No
	Developable: Yes         Site Use: Former golf cours         Developable Area Applied         900       Site         Delivery Period (6-10 year)         with policy change       Site         Achievable: Yes	Site Use: Former golf course Developable Area Applied:80% 900 Site Gross Capacity Delivery Period (6-10 years): 600 with policy change Suitable for emp

## SHELAA Comment:

A Green Belt site promoted for housing development. Part of the site is identified in the Open Space Strategy 2022 with three typologies. This includes Amenity Greenspace (approximatley 3.1ha), Natural and Semi-Natural Greenspace (approximately 3.1ha), and Provision for Children and Teenagers (0.4ha). A Biodiversity Alert Site (Bogs Wood) and 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.

## Site Selection Comment:

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.

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

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					
Green Belt: Yes	Green Belt		GB Parcel Assessme	ent:	Assessed by ARUP:
	Assessment: Mod	erate	Yes		Yes
Playing Pitch Strategy:			<b>Open Space Strate</b> total)	<b>gy:</b> Ⅳ	lixed typologies (3 in
Economic Needs Assessment	t: N/A		Low Zero Carbon O	ppor	<b>tunities:</b> 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: Yes S	ite of Biological mportance: No	Numl 150m		Anci	ent Woodland: No
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: Ye		RIGS within 150m:	Yes	
Tree Preservation Order: Yes	Total TPOs onsite	: 11	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classification	on: Grade 3		<b>Landscape Charact</b> Farmlands	er: Ko	eele Ancient Redland
Heritage					
Listed Building: No	Number of Listed Buildings within 2 1		Number of Listed Buildings within 50 2		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir		Conservation Area:		Conservation Area within 150m: 0
Monument: NO	<b>150m:</b> No	1			
Registered Park and Gardens	: No	Reg	gistered Park and Ga	rden	s within 150m: <b>Yes</b>
Physical Environment					
Surface Water Flood Risk: 1 i 100 years	in Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	C		FZ	3 <b>b (% within):</b> 0
Surrounding uses raise amer	nity concerns? Yes		Air Quality Management Area: No		

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

Site Details			
Site reference: SP12			
Ward: Silverdale	Site Address: Site off	Glenwood Close. Silv	verdale
Deliverable: No	Developable: Yes	,	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Open space		Gross Site Area (Ha): 2.01
Density Applied: 50	Developable Area Ap	oplied:80%	Developable Area (Ha): 1.61
Estimated Potential Capacity:	81	Site Gross Capacity	:81
Delivery Period (0-5 years): 0	Delivery Period (6-10	<b>years):</b> 81	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for emp	loyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have p	anning permission fo	or employment? No
permission for housing? No	P	01	
SHELAA Comment:			
A Green Belt bordering the Ne	wcastle urban area. Th	e site is promoted fo	r housing development.
The site has access concerns fr			
would need to be assessed. Th			•
Site Selection Comment:			
This is a a greenfield site which	n makes a moderate co	ntribution to Green I	Belt purposes. The Green
Belt position on the site may b			
are access concerns into the si	•		
incline and potential impacts of		•	-
to Jobs Wood Natural Greensp			
with preservation orders on th			_
mineral safeguarding area. The	-	-	
Planning and Sustainability			
	Green Belt	CR Darcal Accosem	ent: Assessed by ARUP:
	Assessment: Moderate		Yes
Playing Pitch Strategy: N/A	Assessment. Moderate		
	N1 / A	Open Space Strate	
Economic Needs Assessment:	N/A		pportunities: More
		constrained	
Natural Environment			
Local Nature Reserve: No	L <b>NR within 150m</b> : No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: No 150r		Ancient Woodland: No
Number of Ancient	Regionally Important	RIGS within 150m:	Yes
	Geological Site:		
Tree Preservation Order: Yes		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	n: Grade 3	Landscape Charactor Farmlands	er: Keele Ancient Redland

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

Site Details			
Site reference: SP14			
Ward: Silverdale	Site Address: Site at (	Gallowtree Roundabou	ut. Silverdale
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Site Use: Agriculture	
Density Applied: 50	Developable Area Ap	plied:80%	<b>Developable Area (Ha):</b> 7.03
Estimated Potential Capacity	: 351	Site Gross Capacity:	351
Delivery Period (0-5 years):	Delivery Period (6-10	years): 150	Delivery Period (11-15 years): 150
Call for Site: Yes	·		
Summary Comments			
Suitable for housing: Suitable	e with policy change	Suitable for emplo	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning		anning permission for	
permission for housing? No			sinployment. No
SHELAA Comment:			
A Green Belt bordering the N	owcastle urban area. Th	a site is promoted for	housing development A
Biodiversity Alert Site is locate			
this into account. The site has			
			. Sloping topography,
development high risk areas a	and overnead power line	e on site.	
Site Selection Comment:			
A Green Belt bordering the No		•	
Biodiversity Alert Site is locate			
this into account. The site has			
development high risk areas a	and overhead power line	e on site. It is assessed	l as having a weak
contribution to the Green Bel	t. Potential access can b	e gained along Park R	oad, but this is narrow.
Part of the site is a biodiversit	ty alert site.		
Planning and Sustainability			
Green Belt: Yes	Green Belt	GB Parcel Assessme	nt: Assessed by ARUP:
	Assessment: weak	Yes	Yes
Playing Pitch Strategy: N/A		Open Space Strategy	
Economic Needs Assessment	: N/A	Low Zero Carbon Op	
		constrained	
Natural Environment		constrained	
	INR within 150m: No		Special Area of
Natural Environment Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of
Local Nature Reserve: No		Special Protection Area: No	Conservation: No
	LNR within 150m: No SSSI within 250m: No	Special Protection	Conservation: No RAMSAR Site within
Local Nature Reserve: No SSSI: No	SSSI within 250m: No	Special Protection Area: No RAMSAR Site: No	Conservation: No RAMSAR Site within 250m: No
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: Yes Si	SSSI within 250m: No ite of Biological Num	Special Protection Area: No RAMSAR Site: No Iber of SBIs within	Conservation: No RAMSAR Site within
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: Yes Si Ir	SSSI within 250m: No ite of Biological Num nportance: No 150r	Special Protection Area: No RAMSAR Site: No Iber of SBIs within n: 1	Conservation: No RAMSAR Site within 250m: No Incient Woodland:
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: Yes Ir Number of Ancient	SSSI within 250m: No ite of Biological Num nportance: No 150r Regionally Important	Special Protection Area: No RAMSAR Site: No Iber of SBIs within	Conservation: No RAMSAR Site within 250m: No Incient Woodland:
Local Nature Reserve: No SSSI: No Biodiversity Alert Site: Yes Si Ir	SSSI within 250m: No ite of Biological Num nportance: No 150r Regionally Important Geological Site: No	Special Protection Area: No RAMSAR Site: No Iber of SBIs within n: 1	Conservation: No RAMSAR Site within 250m: No Incient Woodland:

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

Site Details			
Site reference: SP2			
Ward: Silverdale	Site Address: Site	at Cheddar Drive, Silver	dale
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Brownfield
Land Owner: Aspire Housing	<b>Site Use:</b> Green sp	pace	Gross Site Area (Ha): 0.26
Density Applied: 50	Developable Area	a Applied:95%	Developable Area (Ha): 0.25
Estimated Potential Capacity:	8	Site Gross Capacity	: 8
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6	5-10 years): 8	Delivery Period (11-15 years): 0
Call for Site: Yes	1		,
Summary Comments			
Suitable for housing: Suitable		Suitable for emp	loyment: Unsuitable
Availability: Available	Achievable: Yes	•	Viable: Yes
Does the site have planning		e planning permission f	
permission for housing? No		e Franning Permission I	
SHELAA Comment:	1		
The site is located within the N	ewcastle urban are	ea, and promoted for ho	using development. Site
promoter proposes 12 affordat		•	•
lapsed planning approval for 4			
surrounded by residential deve			
The site has limited access to a	•		
Site Selection Comment:	0	· ·	
The site is brownfield, located v development. The site has a lap pending consideration on appli SHELAA methodology would pe surrounded by residential deve	osed planning appr cation 24/00101/F ermit this number o	oval for 4 dwellings (Ref UL for 14 dwellings, site of dwellings. The site is s	. 14/00886/OUT) but is gross capacity using small, and predominantly
Suitable for housing with acces services and facilities. On a slig			_
Taking into account and balanc	0		
above, alongside the outcomes		, ,, ,	•
and relevant evidence base it is		at this site is included as	an allocated site in the
Local Plan subject to appropria	te policy wording.		
Planning and Sustainability			
	Green Belt Assessment: N/A	<b>GB Parcel Assessm</b> N/A	ent: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strate	gy:
Economic Needs Assessment:	N/A	Low Zero Carbon O	pportunities: Unsuitable
Natural Environment			
Local Nature Reserve: No	NR within 150m: N	No Special Protection Area: No	Special Area of Conservation: No
SSSI: No S	SSI within 250m: N	No RAMSAR Site: No	RAMSAR Site within 250m: No
-	0	lumber of SBIs within 50m: 0	Ancient Woodland: No

		RIGS within 150m: No	
Woodlands within 150m: 0			1
Tree Preservation Order: Yes	Total TPOs onsite: 1	Heavily Wooded:	<b>Carbon Capture Site</b> : No
Agricultural Land Classificatio	<b>n:</b> Urban	Landscape Character: N	lone - urban area
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m: 0	Buildings within 500m: 0	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	<b>Conservation Area</b>
	Monument within 150m: No		within 150m: 0
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	: Coal development Hig	h Risk Area (% C	oal development Low
Yes	within): Yes	R	<b>isk Area (% within):</b> es
Mineral Safeguard Area: With	nin 250m	Adverse Topography: N	lo
Accessibility			
Constrained Access: No	Public Right of Way: N	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
-	Secondary School: >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details				
Site reference: SP22				
Ward: Silverdale	Site Address: Site at S	t Luke's Close, Silverda	le	
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Brownfield	
Land Owner: Aspire Housing	Site Use: Open space		<b>Gross Site Area (Ha):</b> 0.7	
Density Applied: 50	Developable Area Ap	plied:85%	Developable Area (Ha): 0.6	
Estimated Potential Capacity:	36	Site Gross Capacity: 3	6	
Delivery Period (0-5 years): 0	Delivery Period (6-10	<b>years):</b> 36	<b>Delivery Period (11-15 years):</b> 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable		Suitable for emplo	yment: Unsuitable	
Availability: Available	Achievable: Yes	·	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	employment? No	
The site is located within the N site promoter proposes 51 uni- resulting in a net gain of 36 un by residential development wh is in close proximity to Silverda facilities. Site capacity (29) min <b>Site Selection Comment:</b> This brownfield site is located of development. The site promot be demolished, resulting in a n is surrounded by residential de development but suitable for h The site is in close proximity to and facilities. Taking into account and balance above, alongside the outcomes and relevant evidence base it i Local Plan subject to appropria	ts. There are 15 existing its. Estimated potential nich makes the site unsu- le Conservation Area. The sus units on site to be d within Newcastle urbar er proposes 51 units. The et gain of 36 units. Esti- evelopment which make housing. No topographi of Silverdale Conservatio cing the range of factor is of the Sustainability A s recommended that the	g units on site which w capacity reflects this. uitable for employmen The site has access to s emolished (15) = site of area, and promoted f here are 15 existing un mated potential capac es the site unsuitable f cal issues. Access point n Area. The site has ac s considered in the SSM ppraisal / Habitats Reg	ould be demolished, The site is surrounded t development. The site ome services and apacity of 14 dwellings. or housing its on site which would ity reflects this. The site or employment ts along St Luke's close. cess to some services M and summarised gulations Assessment	
Green Belt: No	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:	
	Assessment: N/A	N/A	N/A	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment: N/A Low Zero Carbon Opportunities: Unsuitable				
Natural Environment				
Local Nature Reserve: No	.NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No	
SSSI: No	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
_	e of Biological Num portance: No 150m		ncient Woodland:	

	Regionally Important	RIGS within 150m: No		
	Geological Site: No			
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No	
Agricultural Land Classificatio	<b>n:</b> Urban	Landscape Character:	None - urban area	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m: 1	Buildings within 500m 1	:	
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
	Monument within 150m: No		within <b>150</b> m: 1	
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: No	
Physical Environment				
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:	
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>FZ3b (% within):</b> 0	
Surrounding uses raise amen		Air Quality Management Area: No		
<b>Coal Authority High Risk Area</b> No	-	gh Risk Area (%	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On s	ite	Adverse Topography:	No	
Accessibility				
Constrained Access: No	Public Right of Way: No		Rural Site outside levelopment ooundary: 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	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details			
Site reference: SP23			
Ward: Silverdale	Site Address: Land at C	emetery Road /	' Park Drive, Silverdale
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture		<b>Gross Site Area (Ha):</b> 9.21
Density Applied: 50	Developable Area App	lied:80%	Developable Area (Ha): 7.37
Estimated Potential Capacity:	200	Site Gross Capa	<b>city:</b> 200
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 y	vears): 150	Delivery Period (11-15 years): 50
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable v	with policy change	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	nning permissio	n for employment? No

## SHELAA Comment:

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

## Site Selection Comment:

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 considred 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 it is recommended that this site is included as an allocated site in the Local Plan with 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.

Planning and Sustainability						
Green Belt: Yes	Green Belt		GB Parcel Assessme	nt:	Assessed by ARUP:	
	Assessment: Mode	erate			Yes	
Playing Pitch Strategy:			Open Space Strategy:			
Economic Needs Assessment	:		Low Zero Carbon Op	por	<b>tunities:</b> More	
			constrained	•		
Natural Environment						
Local Nature Reserve: No	LNR within 150m:	No	Special Protection		Special Area of	
			Area: No		Conservation: No	
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No	
Biodiversity Alert Site: No Si	te of Biological	Num	per of SBIs within	٩nci	ent Woodland:	
-	-	150m	: 0			
Number of Ancient	Regionally Import	ant	RIGS within 150m: N	ю		
Woodlands within 150m: 0	Geological Site:					
Tree Preservation Order: Yes	Total TPOs onsite:	3	Heavily Wooded:		<b>Carbon Capture Site:</b> No	
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Characte</b> Farmlands	r: K	eele Ancient Redland	
Heritage						
Listed Building: No	Number of Listed Buildings within 2 0		Number of Listed Buildings within 500 0	m:	Local Listing: No	
Scheduled Ancient	Scheduled Ancient	t	Conservation Area:	No	Conservation Area	
Monument: No	Monument within	1			within 150m: 0	
	<b>150m:</b> No					
Registered Park and Gardens:	No	Reg	istered Park and Gar	den	s within 150m: <b>No</b>	
Physical Environment				-		
Surface Water Flood Risk: None	Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): C	)		FZ	3 <b>b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? Yes		Air Quality Manager	ner	<b>it Area:</b> No	
Coal Authority High Risk Area	: Coal developme	nt Hig	h Risk Area (%	Сс	oal development Low	
No	within): No	_		<b>Ri</b> Ye	<b>sk Area (% within):</b>	
Mineral Safeguard Area: On s	ite		Adverse Topography			
Accessibility						
Constrained Access: Yes	Public Right of V	Vay: Y	es	de	ural Site outside evelopment oundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <1600m	
Primary School: <800m	<b>Secondary School</b> : <1600m		<b>College:</b> <1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: <16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site Details		
Site reference: TB19		
Ward: Thistleberry	Site Address: Land south of N	ewcastle Golf Club, Whitmore Road
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield</b> : 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 Gr	oss Capacity: 550
Delivery Period (0-5 years): 0	Delivery Period (6-10 years):	150 <b>Delivery Period (11-15</b> years): 150
Call for Site: Yes		ľ
Summary Comments		
Suitable for housing: Suitable v	with policy change Suita	ble for employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning p	ermission for employment? No

## SHELAA Comment:

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.

## Site Selection Comment:

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.

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.

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	GB Parcel Assessment:	Assessed by ARUP:	
	Assessment: Moderate	Yes	Yes	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment	: N/A	Low Zero Carbon Oppo	ortunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	
			250m: No	
-	•		cient Woodland:	
	nportance: Yes 150m			
	Regionally Important Geological Site:	RIGS within 150m: No		
Tree Preservation Order: Yes	-	Heavily Wooded: Yes	Carbon Capture Site:	
Thee Preservation Order. Tes		neavily wooded. res	No	
Agricultural Land Classification	n: Grade 3	Landscape Character:		
		Farmlands		
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
J J	Buildings within 250m:	Buildings within 500m	-	
	0	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	Conservation Area	
Monument: No	Monument within		within 150m: 0	
	<b>150m:</b> No			
Registered Park and Gardens:	No Reg	sistered Park and Garde	ns within 150m: <b>Yes</b>	
Physical Environment				
Surface Water Flood Risk: 1 in	n Flood Zone 2:	F	lood Zone 3:	
30 years				
FZ2 (% within): 0	FZ3 (% within): 0		<b>Z3b (% within):</b> 0	
Surrounding uses raise amen		Air Quality Manageme		
Coal Authority High Risk Area		-	Coal development Low	
No	within): No		Risk Area (% within):	
Mineral Safeguard Area: Part	ially on site	۲ Adverse Topography: ۱	és	
	ially off site	Adverse Topography.	NO	
Accessibility				
Constrained Access: No	Public Right of Way: N		Rural Site outside	
			levelopment oundary: Yes	
GP/ Health Centre: >1600m	Hospital: >1600m	• Open Space: <400m	Post Office: >1600m	
Primary School: <1600m	Secondary School:	<b>College:</b> >1600m	Town Centre:	
TIMALY SCHOOL: STOUDIN	<1600m		>1600m	
Convenience Store: <1600m		<b>Bus Stop:</b> <400m	Train Station:	
			>1600m	
	1			

Site Details		
Site reference: TB23		
Ward: Thistleberry	Site Address: Land West of Galingale V	iew, Thistleberry
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agricultural	Gross Site Area (Ha): 4.37
Density Applied: 40	Developable Area Applied:80%	Developable Area (Ha): 3.1
Estimated Potential Capacity:	124 Site Gross Capa	city: 124
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 124	Delivery Period (11-15 years): 0
Call for Site: Yes	1	• •
Summary Comments		
Suitable for housing: Suitable	Suitable for e	mployment: Suitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permissio	n for employment? No
SHELAA Comment:		
open space. A small part of the	ewcastle urabn area, and promoted for site within the eastern boundary is ide I Greenspace in the Open Space Strateg	ntified as high quality / low
		•
are confined to a very small are takes this into account. Whalle which could raise amenity conc	ea within the north-western boundary. I y's Quarry is located in very close proxir cerns. The site has access to some servio	Developable area calculation nity to the western boundary
are confined to a very small are takes this into account. Whalle	ea within the north-western boundary. I y's Quarry is located in very close proxir cerns. The site has access to some servio	Developable area calculation nity to the western boundary

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.

#### Planning and Sustainability Green Belt: No Green Belt GB Parcel Assessment: Assessed by ARUP: Assessment: N/A N/A N/A Playing Pitch Strategy: N/A Open Space Strategy: Natural and Semi-Natural Greenspace Low Zero Carbon Opportunities: Less Economic Needs Assessment: N/A constrained Natural Environment LNR within 150m: No Special Area of Local Nature Reserve: No Special Protection Area: No **Conservation:** No

SSSI: No	SSSI within 250m:	No	RAMSAR Site: No		RAMSAR Site within 250m: No
-	te of Biological nportance:	Numl 150m		Anci	ent Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site:	ant	RIGS within 150m:	No	
Tree Preservation Order: Yes	Total TPOs onsite	: 2	Heavily Wooded:		<b>Carbon Capture Site:</b> No
Agricultural Land Classification	on: Grade 3		Landscape Characte	er: N	one - urban area
Heritage					
Listed Building: No	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 0		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:	No	Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: None	Flood Zone 2: Y	es		Flo	ood Zone 3: Yes
FZ2 (% within): 1.7	FZ3 (% within): 2	1.4726	570446735401	FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes		Air Quality Manage	emen	<b>t Area:</b> No
<b>Coal Authority High Risk Area</b> Yes	a: Coal developme within): Yes	nt Hig	h Risk Area (%		al development Low sk Area (% within): s
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	iy: N	0
Accessibility					
Constrained Access: No	Public Right of V	Vay: N	lo	de	ural Site outside evelopment oundary: No
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400n	n	Post Office: <1600m
Primary School: <800m	<b>Secondary School</b> <1600m	:	<b>College:</b> <1600m		<b>Town Centre:</b> <1600m
Convenience Store: <800m	Supermarket: <16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details				
Site reference: TB24				
Ward: Thistleberry	Site Address: Land no	orth of Butt's Walk, Gal	llowstree Roundabout	
Deliverable: No	Developable: Yes	Developable: Yes		
Land Owner: Private	Site Use: Agriculture		Greenfield Gross Site Area (Ha): 2.16	
Density Applied: 40	Developable Area Ap	plied:80%	<b>Developable Area (Ha):</b> 1.73	
Estimated Potential Capacity:	69	Site Gross Capacity: 6	59	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 69	Delivery Period (11-15 years): 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable for emplo	yment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes	
, Does the site have planning	Does the site have pla	anning permission for	employment? No	
permission for housing? No				
SHELAA Comment:				
A Green Belt site bordering the	e Newcastle urban area	a, and is promoted for	housing development. A	
Site of Biological Importance (				
Alert Site (Butt's Walk Field) ad				
sites close proximity to the rou				
and facilities. Sloping topograp				
A Green Belt site bordering the Site of Biological Importance ( Alert Site (Butt's Walk Field) ac with development and close p site has access to some service moderate contribution to the	Rosemary Wood) adjoir djoins the southern bou roximity to roundabout es and facilities. Sloping	ns the western bounda undary. Steep topograp t from Gallowstree Lan	ary, and a Biodiversity ohy presents difficulties ne constrains access. The	
Planning and Sustainability				
Green Belt: Yes	Green Belt	GB Parcel Assessmen	nt: Assessed by ARUP:	
	Assessment: Weak	Yes	Yes	
Playing Pitch Strategy: N/A		Open Space Strategy: N/A		
Economic Needs Assessment:	N/A	Low Zero Carbon Op	portunities: Unsuitable	
Natural Environment				
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No	
-	e of Biological Num portance: 150n		ncient Woodland:	
Number of Ancient	Regionally Important	RIGS within 150m: N	0	
Woodlands within 150m: 0	Geological Site:			
Tree Preservation Order: Yes	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classificatio	<b>n:</b> Urban	Landscape Character Farmlands	: Keele Ancient Redland	

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

Site Details					
Site reference: TB6					
Ward: Thistleberry	<b>Site Address:</b> Fo Newcastle	ormer	Pool Dam Pub Site,	Orme	e Road, Poolfields,
Deliverable: No	Developable: Yes				r <b>eenfield/Brownfield:</b> ownfield
Land Owner: Private	Site Use: Forme	r pub	site, vacant land		r <b>oss Site Area (Ha):</b> 34
Density Applied: 40	Developable Ar	ea Ap	plied:95%		evelopable Area (Ha): 32
Estimated Potential Capacity	: 13		Site Gross Capacity	:13	
Delivery Period (0-5 years): 0	Delivery Period	(6-10	years): 13		elivery Period (11-15 ears): 0
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	oloyn	nent: Unsuitable
Availability: Available	Achievable: Yes				able: Yes
Does the site have planning			anning permission f		
permission for housing? No	boes the site he	ive pie			
SHELAA Comment:					
The site is located within the	Newcastle urban a	irea T	he site is predomina	ntlv	surrounded by
residential development whic			•		•
access to a range of services a				•	
Site Selection Comment:			5 505111120 077 117	2022	tor to awenings.
The site is located within the	Newcastle urban a	irea. S	loping topography o	n sit	e, however given
there is surrounding developr					_
however the eastern region is			•		
along Wain Avenue and Orme	-		•		-
presents few environmental c					
considered in the SSM and su		-		-	-
Appraisal / Habitats Regulatio		-			-
site is included as an allocated					
Planning and Sustainability					
Green Belt: No	Green Belt		GB Parcel Assessm	ent:	Assessed by ARUP:
	Assessment: No		N/A		N/A
Playing Pitch Strategy: No			Open Space Strategy: No		
Economic Needs Assessment	: N/A		Low Zero Carbon O	ppo	r <b>tunities:</b> Unsuitable
Natural Environment					
Local Nature Reserve: No	LNR within 150m	: No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
•	te of Biological nportance: No	Num 150m	ber of SBIs within n: 0	Anci	ent Woodland:
Number of Ancient	Regionally Import		RIGS within 150m:	No	
	Geological Site:				
	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site:</b> No
					r

Agricultural Land Classification	on: Urban		Landscape Character	: No	one - urban area
Heritage					
Listed Building: No	•		Jumber of Listed Number of Listed Buildings within 250m: Buildings within 500m		Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No		Conservation Area:N	-	Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	istered Park and Gard	en	s within 150m: <b>No</b>
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 amen	ity concerns? No		Air Quality Management Area: No		
<b>Coal Authority High Risk Area</b> No	a: Coal development within): No	Hig	h Risk Area (%		al development Low sk Area (% within): s
Mineral Safeguard Area: Part	ially on site		Adverse Topography:	N	0
Accessibility					
Constrained Access: No	Public Right of Wa	<b>y:</b> N	0	de	iral Site outside velopment oundary: No
GP/ Health Centre: <800m	Hospital: >1600m		Open Space: <400m		Post Office: <1600m
Primary School: <800m	<b>Secondary School:</b> <800m		College: <800m		<b>Town Centre:</b> <1600m
Convenience Store: <400m	Supermarket: <800r	n	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Delivery Period (0-5 years): 0       Delivery Period (6-10 years): 5       Delivery Period (11-15 years): 0         Call for Site: No       Suitable for housing: Suitable       Suitable for employment: Unsuitable         Availability: Likely to become availability: Likely to become 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         SHELAA Comment:       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 development which makes it unsuitable for employment development. The site has access to a range of services and facilities.         Site Selection Comment:       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 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         Green Belt: No       Green Belt       GB Parcel Assessment: Assessed by ARUP: N/A         Planning and Sustainability       Green Belt       Assessment: N/A       Open Space Strategy: N/A         Economic Needs Assessment: N/A       Low Zero Carbon Opportuatios: Unsu	Site Details						
Deliverable: No         Developable: Yes         Greenfield/Brownfield Brownfield           Land Owner: NuLBC         Site Use: Car park         Gross Site Area (Ha): D.1           Density Applied: 50         Developable Area Applied:95%         Developable Area (Ha): D.1           Density Applied: 50         Developable Area Applied:95%         Developable Area (Ha): D.1           Estimated Potential Capacity: 5         Site Gross Capacity: 5         Delivery Period (0-5 years): 0           Delivery Period (0-5 years): 0         Delivery Period (6-10 years): 5         Delivery Period (11-15 years): 0           Suttable for housing: Suitable         Suitable for employment: Unsuitable         Availability: Likely to become           Availability: Likely to become available         Poes the site have planning permission for employment? No permission for housing? No           SHELAA Comment:         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. Access to the site has access to a range of services and facilities.           Site Selection Comment:         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	Site reference: TC19						
Brownfield           Land Owner: NuLBC         Site Use: Car park         Gross Site Area (Ha): 0.1           Density Applied: 50         Developable Area Applied:95%         Developable Area (Ha): 0.1           Estimated Potential Capacity: 5         Site Gross Capacity: 5         Delivery Period (0-5 years): 0           Delivery Period (0-5 years): 0         Delivery Period (6-10 years): 5         Delivery Period (11-15 years): 0           Summary Comments         Suitable for housing: Suitable         Suitable for employment: Unsuitable           Availability: Likely to become         Achievable: Yes         Viable: Yes           Does the site have planning permission for housing? No         Does the site have planning permission for employment? No           SHELAA Comment:         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.           The site is currently in use as a car park, with part of this being taken forward for development.         The site is outret within 3C on 6 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 scoep for higher 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 th site is includ	Ward: Town	Site Address: West St	reet, Newcastle (Has	sell Street Car Park)			
Density Applied: 50         Developable Area Applied:95%         Developable Area (Hal 0.1           Estimated Potential Capacity: 5         Site Gross Capacity: 5         Delivery Period (0-5 years): 0         Delivery Period (6-10 years): 5         Delivery Period (11-15 years): 0           Call for Site: No         Suitable for housing: Suitable         Suitable for employment: Unsuitable           Availability: Likely to become available         Suitable for employment: Unsuitable         Viable: Yes           Does the site have planning permission for housing? No         Does the site have planning permission for employment? No permission for housing? No           SHELAA Comment:         The site is located within the Newcastle urban area, and is in active use as a car park which appear: to serve the surrounding residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities.           Site Selection Comment:         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 the site is is included as an allocated site in the Local Plan subject to appropriate policy wording.           Planing and Sustainability         GB Parcel Assessment: Assessed by ARUP: N/A           Appraisal / Habitats Regulations Assessment: and relevant evidence base it is recommen	Deliverable: No	Developable: Yes	•				
b.1         Estimated Potential Capacity: 5       Site Gross Capacity: 5         Delivery Period (0-5 years): 0       Delivery Period (6-10 years): 5       Delivery Period (11-15 years): 0         Call for Site: No       Suitable for housing: Suitable       Suitable for employment: Unsuitable         Availability: Likely to become 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         SHELAA Comment:       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 is small, and surrounded by residential development which makes it unsuitable for employment. The site has access to a range of services and facilities.         Site Selection Comment:       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 th sis	Land Owner: NuLBC	Site Use: Car park					
Delivery Period (0-5 years): 0       Delivery Period (6-10 years): 5       Delivery Period (11-15 years): 0         Call for Site: No       Summary Comments         Suitable for housing: Suitable       Suitable for employment: Unsuitable         Availability: Likely to become       Achievable: Yes       Viable: Yes         available       Does the site have planning permission for housing? No       Does the site have planning permission for employment? No         SHELAA Comment:       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.         Site Selection Comment:       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 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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording.         Planning and Sustainability       Green Belt       GB Parce	Density Applied: 50	Developable Area Ap					
Call for Site: No         Summary Comments         Suitable for housing: Suitable         Availability: Likely to become       Achievable: Yes         available       Viable: Yes         Does the site have planning permission for employment? No         permission for housing? No       Does the site have planning permission for employment? No         SHELAA Comment:       Does the site have planning permission for employment? No         SHELAA Comment:       Does the site have planning permission for employment? No         SHELAA Comment:       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.         Site Selection Comment:       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 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 th site is included as an allocated site in the Local Plan subject to ap	Estimated Potential Capacity: 5 Site Gross Capacity: 5						
Summary Comments           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           SHELAA Comment:         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.           Site Selection Comment:         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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording. Planning and Sustainability           Green Belt: No         Green Belt         GB Parcel Assessment: Assessed by ARUP: N/A	<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 5	<b>Delivery Period (11-15</b> years): 0			
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           SHELAA Comment:         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.           Site Selection Comment:         The site is 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 balcning 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 th 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         N/A           Playing Pitch Strategy: N/A         Low Zero Carbon Opportunities: Unsuitable Natural Environment               Local Nature Reserve: No	Call for Site: No	÷					
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           SHELAA Comment:         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.           Site Selection Comment:         The site is 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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording.           Planning and Sustainability         Green Belt Assessment: No         N/A           Playing Pitch Strategy: N/A         Open Space Strategy: N/A           Economic Needs Assessment: N/A         Low Zero Carbon Opportunities: Unsuitable           Natural Environment	Summary Comments						
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         SHELAA Comment:       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.         Site Selection Comment:       The site is 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 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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording.         Planning and Sustainability       Green Belt       Green Belt       Assessment: N/A         N/A       Low Zero Carbon Opportunities: Unsuitable         Natural Environment       Local Nature Reserve: No       LNR within 150m: No       Special Protection Area of Conservation: No         SSISI within 250m: No			Suitable for emp	loyment: Unsuitable			
permission for housing? No         SHELAA Comment:         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.         Site Selection Comment:         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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording.         Planning and Sustainability       Green Belt       GB Parcel Assessment: N/A       Assessed by ARUP: N/A         Playing Pitch Strategy: N/A       Low Zero Carbon Opportunities: Unsuitable Natural Environment       SSSI within 150m: No       Special Protection Area: No       Special Area of Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site: RAMSAR Site within       RAMS	Availability: Likely to become	Achievable: Yes	· ·	-			
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. Site Selection Comment: 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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording. Planning and Sustainability Green Belt: No Referen Belt Assessment: No Referen Belt Local Nature Reserve: No LNR within 150m: No Special Protection Special Area of Conservation: No SSSI: No SSSI within 250m: No RAMSAR Site: RAMSAR Site within		Does the site have pl	anning permission fo	or employment? No			
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 th 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</b> : No <b>Green Belt</b> : No <b>Assessment</b> : N/A <b>Playing Pitch 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</b> <b>Area</b> : No <b>SSSI</b> : No <b>SSSI</b> : No <b>SSSI</b> : Within 250m: No <b>RAMSAR Site</b> : <b>RAMSAR Site</b> : Within 250m: No <b>RAMSAR Site</b> : Within 250m: No <b>RAMSAR Site</b> : Within 250m: No <b>RAMSAR Site</b> : Within 250m: No							
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small, and surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Site Selection Comment: 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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording. Planning and Sustainability Green Belt: No Playing Pitch Strategy: N/A Economic Needs Assessment: N/A N/A Playing Pitch Strategy: N/A Economent Local Nature Reserve: No SSSI within 150m: No SSSI: No SSSI within 250m: No RAMSAR Site: RAMSAR Site within 250m: No							
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Site Selection Comment:         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 th site is included as an allocated site in the Local Plan subject to appropriate policy wording.         Planning and Sustainability       Green Belt       GB Parcel Assessment: Assessed by ARUP: N/A         Playing Pitch Strategy: N/A       Open Space Strategy: N/A       Economic Needs Assessment: N/A         Natural Environment       Low Zero Carbon Opportunities: Unsuitable         Natural Environment       SSSI within 150m: No       Special Protection Area: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within 250m: No		•		. ,			
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 the site is included as an allocated site in the Local Plan subject to appropriate policy wording.Planning and Sustainability Green Belt: NoGreen Belt Assessment: NoGB Parcel Assessment: N/AAssessed by ARUP: N/APlaying Pitch Strategy: N/AOpen Space Strategy: N/AEconomic Needs Assessment: N/ALow Zero Carbon Opportunities: Unsuitable Area: NoNatural EnvironmentLNR within 150m: NoSpecial Protection Area: NoConservation: NoSSSI within 250m: NoRAMSAR Site within 250m: No							
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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 the 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 N/A Seessment: Assessed by ARUP: Assessment: No 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 Conservation: No SSSI: No SSSI within 250m: No RAMSAR Site: RAMSAR Site within 250m: No	-						
Appraisal / Habitats Regulations Assessment and relevant evidence base it is recommended that the site is included as an allocated site in the Local Plan subject to appropriate policy wording.         Planning and Sustainability         Green Belt: No       Green Belt       GB Parcel Assessment:       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       LNR within 150m: No       Special Protection Area: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within 250m: No							
site is included as an allocated site in the Local Plan subject to appropriate policy wording.           Planning and Sustainability         Green Belt         GB Parcel Assessment:         Assessed by ARUP:           Green Belt: No         Green Belt         GB Parcel Assessment:         Assessed by ARUP:           N/A         N/A         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           SSSI: No         SSSI within 250m: No         RAMSAR Site:         RAMSAR Site within 250m: No							
Planning and Sustainability       Green Belt       GB Parcel Assessment:       Assessed by ARUP:         Green Belt: No       Green Belt       GB Parcel Assessment:       Assessed by ARUP:         N/A       N/A       N/A       N/A         Playing Pitch Strategy: N/A       Open Space Strategy: N/A       Economic Needs Assessment: N/A         Economic Needs Assessment: N/A       Low Zero Carbon Opportunities: Unsuitable         Natural Environment       Image: No       Special Protection         Local Nature Reserve: No       LNR within 150m: No       Special Protection       Special Area of         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within							
Assessment: No       N/A       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 of Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within 250m: No	Planning and Sustainability						
Assessment: No       N/A       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 of Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within 250m: No	Green Belt: No	Green Belt	GB Parcel Assessme	ent: Assessed by ARUP:			
Playing Pitch Strategy: N/A       Open Space Strategy: N/A         Economic Needs Assessment: N/A       Low Zero Carbon Opportunities: Unsuitable         Natural Environment       Image: Special Protection Area of Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:         RAMSAR Site within 250m: No       RAMSAR Site:       Nature Reserve: No				-			
Economic Needs Assessment: N/A       Low Zero Carbon Opportunities: Unsuitable         Natural Environment       Image: Special Protection Area of Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within 250m: No			-				
Natural Environment         Local Nature Reserve: No       LNR within 150m: No       Special Protection       Special Area of         Area: No       Conservation: No         SSSI: No       SSSI within 250m: No       RAMSAR Site:       RAMSAR Site within         250m: No	Economic Needs Assessment:	N/A	Low Zero Carbon O	pportunities: Unsuitable			
Area: No     Conservation: No       SSSI: No     SSSI within 250m: No     RAMSAR Site:     RAMSAR Site within       250m: No     RAMSAR Site     RAMSAR Site within	Natural Environment						
Area: No         Conservation: No           SSSI: No         SSSI within 250m: No         RAMSAR Site:         RAMSAR Site within 250m: No           250m: No         RAMSAR Site within 250m: No         RAMSAR Site within 250m: No         RAMSAR Site within 250m: No		NR within 150m: No	Special Protection	Special Area of			
SSSI: No SSSI within 250m: No RAMSAR Site: RAMSAR Site within 250m: No 250m: No		20011110	•	•			
	SSSI: No	SSSI within 250m: No		RAMSAR Site within			
Importance: No 150m: 0	-	-					
Number of Ancient         Regionally Important         RIGS within 150m: No	Number of Ancient	Regionally Important	RIGS within 150m:	No			
Woodlands within 150m: 0 Geological Site: No	Woodlands within 150m: 0	Geological Site: No					

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	<b>Carbon Capture Site:</b> No
Agricultural Land Classification	<b>n:</b> Urban	Landscape Character: N	lone - 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 Re	gistered Park and Garder	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	<b>nt Area:</b> No
<b>Coal Authority High Risk Area</b> No	:: Coal development H within): No	R	oal development Low isk Area (% within): es
Mineral Safeguard Area: On s	ite	Adverse Topography: N	lo
Accessibility			
Constrained Access: No	Public Right of Way:	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details			
Site reference: TC20			
Ward: Town	Site Address: King Stre	eet Car Park, Newcast	tle
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: NuLBC	Site Use: Car park		Gross Site Area (Ha): 0.34
Density Applied: 50	Developable Area Ap	plied:95%	Developable Area (Ha): 0.33
Estimated Potential Capacity:	10	Site Gross Capacity:	10
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	<b>years):</b> 10	<b>Delivery Period (11-15</b> years): 0
Call for Site: No	1		
Summary Comments			
Suitable for housing: Suitable		Suitable for emplo	oyment: Suitable
Availability: Likely to become available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission for	r employment? No
SHELAA Comment:	•		
assessment reflects this. The si Brampton Conservation Area is The site falls within an Air Qual services and facilities. <b>Site Selection Comment:</b> The site is currently in use as a development. Access to the sit site presents no physical or env Conservation area and there m development within & close to density development than curr factors considered in the SSM a Appraisal / Habitats Regulation site is included as an allocated	s located in very close p ity Management Area car park, with the east e can be gained via Kin vironmental constraints vay be heritage issues the Newcastle town centre ently assumed. Taking and summarised above is Assessment and relevant	ern portion of being t g Street with no junct s however the site is w hat need to be mitiga e by its nature may of into account and bala , alongside the outcon vant evidence base it	Former landfill on site. access to a range of taken forward for tion improvements. The within 150m of Brampton ted. it is recognised that ffer the scope for higher ancing the range of mes of the Sustainability is recommended that this
Planning and Sustainability			
	Green Belt Assessment: No	<b>GB Parcel Assessme</b> i N/A	nt: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy	<b>/:</b> N/A
Economic Needs Assessment:	N/A	Low Zero Carbon Op	portunities: Unsuitable
Natural Environment			
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	<b>Special Area of</b> Conservation: No
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: No 150m		Ancient Woodland: No

Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 0	Geological Site: No		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	<b>Carbon Capture Site:</b> No
Agricultural Land Classification	on: Urban	Landscape Character:	None - urban area
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m: 11	Buildings within 500m 29	:
Scheduled Ancient	Scheduled Ancient	<b>Conservation Area:</b>	<b>Conservation Area</b>
Monument: No	<b>Monument within</b> 150m: No		within 150m: 3
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	nt Area: Yes
<b>Coal Authority High Risk Area</b> No	a: Coal development Hi within): No	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Witl	nin 250m	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way:	c	tural Site outside levelopment ooundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	<b>Secondary School:</b> <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details		
Site reference: TC22		
Ward: Town	Site Address: Marsh Parade, Newcastle	(former Zanzibar night club)
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield:</b> Brownfield
Land Owner: Aspire Housing	Site Use: Former nightclub / car park	<b>Gross Site Area (Ha):</b> 0.35
Density Applied: 180	Developable Area Applied:95%	<b>Developable Area (Ha):</b> 0.33
Estimated Potential Capacity:	70 Site Gross Capacit	t <b>y:</b> 70
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 70	Delivery Period (11-15
		years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Suitable	Suitable for em	ployment: 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
SHELAA Comment: The site is located within the N	ewcastle urban area, and promoted for a	variety of uses including

housing, employment (office), retail, food and drink. The site is promoted for a variety of uses including site has planning approval for demolition of the former nighclub (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.

# Site Selection Comment:

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.

Planning and Sustaina	bility			
Green Belt: No	Green Belt	GB Parcel Assessment:	Assessed by ARUP:	
	Assessment:	N/A	N/A	
Playing Pitch Strategy:		Open Space Strategy:		
Economic Needs Assessment: Average		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
•	0	Numl 150m		Ancie	ent Woodland:
	Regionally Import Geological Site:	ant	RIGS within 150m:	No	
	Total TPOs onsite	: 0	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificatio	<b>n:</b> Urban		Landscape Characte	er: No	one - urban area
Heritage					
0	Number of Listed Buildings within 2 14		Number of Listed Buildings within 50( 41		.ocal Listing: No
Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:		Conservation Area within 150m: 3
Registered Park and Gardens:	No	Reg	sistered Park and Ga	rdens	within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: None	Flood Zone 2:			Flo	od Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ3	<b>3b (% within):</b> 0
Surrounding uses raise ameni	ty concerns? No		Air Quality Manage	ment	: <b>Area:</b> Yes
<b>Coal Authority High Risk Area</b> No	: Coal developme within): No	nt Hig	;h Risk Area (%		al development Low k Area (% within):
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	y: No	)
Accessibility					
Constrained Access: No	Public Right of V	Vay: N	lo	de١	ral Site outside velopment undary: No
GP/ Health Centre: <400m	Hospital: <1600m		<b>Open Space:</b> <400m	ר <b>ו</b>	Post Office: <800m
-	<b>Secondary School</b> <1600m		<b>College:</b> <1600m		Fown Centre: <800m
Convenience Store: <1600m	Supermarket: <80	0m	<b>Bus Stop:</b> <400m		<b>Frain Station</b> : >1600m

Site Details		
Site reference: TC40		
Ward: Town	Site Address: Car Park, Blackfriars Roa	d, Newcastle
Deliverable: No	Developable: Yes	<b>Greenfield/Brownfield:</b> Brownfield
Land Owner: NuLBC	Site Use: Vacant car park	Gross Site Area (Ha): 0.2
Density Applied: 50	Developable Area Applied:95%	<b>Developable Area (Ha):</b> 0.19
Estimated Potential Capacity	y: 10 Site Gross Capa	city: 10
Delivery Period (0-5 years): (	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0
Call for Site: No	· · · ·	·
Summary Comments		
Suitable for housing: Suitabl	e Suitable for e	employment: Suitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission	on for employment? No
SHELAA Comment: The site is located within the	Newcastle urban area, and is currently ir	n use as an informal / overspill

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.

## Site Selection Comment:

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.

Planning and Sustainability				
Green Belt: No	Green Belt		GB Parcel Assessment	: Assessed by ARUP:
	Assessment:		N/A	N/A
Playing Pitch Strategy: N/A			Open Space Strategy:	
Economic Needs Assessmen	it: N/A		Low Zero Carbon Opp	ortunities: Unsuitable
			area	
Natural Environment				
Local Nature Reserve: No	LNR within 150m:	No	Special Protection	Special Area of
			Area: No	Conservation: No
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No	RAMSAR Site within
				<b>250m:</b> No
Biodiversity Alert Site: No	Site of Biological	Num	ber of SBIs within Ar	cient Woodland: No
	mportance:	150n	n: 0	

Number of Ancient	Regionally Important	RIGS within 150m: No	<u>,                                     </u>
Woodlands within 150m: 0	Geological Site:		
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site:
Tree Preservation Order:	Total TPOS onsite: 0	Heavily wooded:	No
Agricultural Land Classification	on: Urban	Landscape Character:	None - urban area
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m:	Buildings within 500n	n:
	3	34	
Scheduled Ancient	Scheduled Ancient	Conservation Area: N	lo Conservation Area
Monument: No	Monument within		within 150m: 1
	<b>150m:</b> No		
Registered Park and Gardens:	No Reg	sistered Park and Gard	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
None			
FZ2 (% within):	FZ3 (% within): 1.1478	342360000001	FZ3b (% within):
6.490000000000002			4.0000000000000001E-
			2
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	ent Area: No
Coal Authority High Risk Area	a: Coal development Hig	h Risk Area (%	Coal development Low
No	within): No		Risk Area (% within):
			Yes
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: N	No	Rural Site outside
			development
			boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	<b>Open Space:</b> <400m	Post Office: <400m
Primary School: <400m	Secondary School:	<b>College:</b> <1600m	Town Centre: <400m
· · · · · · · · · · · · · · · · · · ·	<1600m		
Convenience Store: <1600m	Supermarket: <400m	<b>Bus Stop:</b> <400m	Train Station:
			>1600m

Site Details			
Site reference: TC45			
Ward: Town	Site Address: York Pla	ace, Newcastle Town (	Centre
Deliverable: No	Developable: Yes	,	Greenfield/Brownfield: Brownfield
Land Owner: Private	Site Use: Retail		Gross Site Area (Ha): 0.3
Density Applied: 50	Developable Area Ap	plied:95%	<b>Developable Area (Ha):</b> 0.29
Estimated Potential Capacity	: 15	Site Gross Capacity:	15
Delivery Period (0-5 years): 0	Delivery Period (6-10	<b>years):</b> 15	<b>Delivery Period (11-15</b> years): 0
Call for Site: No			, ,
Summary Comments			
Suitable for housing: Suitable		Suitable for emplo	ovment: Suitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning		anning permission for	
permission for housing? No	boes the site have p		
within the Newcastle Town Ce locally important building and and has access to a range of s <b>Site Selection Comment:</b> The site is located within the l as part of a masterplan exercise for retail Newcastle Town Centre Conse important building and struct within an Air Quality Manager account and balancing the rar recommended that the site is Taking into account and balan above, alongside the outcome and relevant evidence base it Local Plan subject to appropri	structures. The site als ervices and facilities. Newcastle urban area (I and employment (offic ervation Area, and is su ures. The site has few e ment Area, and has acco nge of factors considere included as an allocation cong the range of factors so f the Sustainability A is recommended that t	o falls within an Air Qu Newcastle town centro e) development. The s rrounded by listed bui nvironmental constrai ess to a range of servio of in the site selection on in the Local Plan. rs considered in the SS Appraisal / Habitats Re	e) and is being considered site falls within the Idings and locally ints. The site also falls ces and facilities. Taking report, it is SM and summarised egulations Assessment
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessmen N/A	nt: Assessed by ARUP: N/A
Playing Pitch Strategy: N/A		Open Space Strategy	<b>y:</b> N/A
Economic Needs Assessment		Low Zero Carbon Op area	portunities: 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

-	Site of Biological	Number of SBIs within	Ancient Woodland: No
	mportance: No	150m: 0	
Number of Ancient Woodlands within 150m: 0	Regionally Import Geological Site: N		: No
Tree Preservation Order: No			Corbon Conturo Sitor
		: 0 Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classificat	<b>ion:</b> Urban	Landscape Charac	ter: None
Heritage		<u>.</u>	
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 2 29	250m: Buildings within 5 50	00m:
Scheduled Ancient	Scheduled Ancier	t Conservation Area	a: No Conservation Area
Monument: No	Monument within 150m: No	n	within <b>150</b> m: 1
Registered Park and Gardens	5: <b>No</b>	Registered Park and G	ardens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1	in Flood Zone 2:		Flood Zone 3:
1000 years			
FZ2 (% within): 0	FZ3 (% within):	0	FZ3b (% within): 0
Surrounding uses raise ame	nity concerns? Yes	Air Quality Manag	gement Area: Yes
Coal Authority High Risk Are	ea: Coal developme	ent High Risk Area (%	Coal development Low
No	within): No		<b>Risk Area (% within):</b> Yes
Mineral Safeguard Area: On	site	Adverse Topograp	ohy: No
Accessibility			
Constrained Access: No	Public Right of \	Nay: No	Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400	
Primary School: <400m	Secondary School <800m	: College: <800m	Town Centre: <400m
Convenience Store: <400m	Supermarket: <40	00m Bus Stop: <400m	<b>Train Station</b> : >1600m

Site Details					
Site reference: TC50					
Ward: Town	Site Address: Che	erry O	rchard Car Park		
Deliverable: No	Developable: Yes			<b>Greenfield/Brownfi</b> Brownfield	eld:
Land Owner: NULBC	Site Use: Car Par	k		Gross Site Area (Ha) 0.068	):
Density Applied: 50	Developable Are	а Арр	lied:95%	Developable Area (H 0.065	Ha):
<b>Estimated Potential Capacity:</b>	5		Site Gross Capacity	y: 5	
Delivery Period (0-5 years):	Delivery Period (	6-10 y	<b>rears):</b> 5	Delivery Period (11- years):	-15
Call for Site: No					
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	ployment: Unsuitable	
Availability: Likely to become available	Achievable: Yes			Viable: Yes	
Does the site have planning permission for housing? No	Does the site hav	ve pla	nning permission f	or employment? No	
SHELAA Comment:					
This site is located within New town centre, due to its close p services and facilities including	roximity to Ironma	arket. I	t is within close pro	oximity of a range of	ne
The site is currently in use as a improvements required. The s site is within 150m of Brampto mitigated. it is recognised that may offer the scope for higher and balancing the range of fac outcomes of the Sustainability base it is recommended that t appropriate policy wording.	ite presents no phy on Conservation are development with density developm tors considered in Appraisal / Habita	ysical o ea and nin & d ent th the SS its Reg	or environmental c I there may be heri close to Newcastle an currently assum GM and summarised gulations Assessme	constraints however the itage issues that need to town centre by its natu ned. Taking into accoun d above, alongside the ent and relevant evidence	e o be ire it
Planning and Sustainability					
Green Belt: No	Green Belt Assessment: No		GB Parcel Assessm N/A	ent: Assessed by ARUI	P:
Playing Pitch Strategy: No			Open Space Strate		
Economic Needs Assessment:	No		• •	Dpportunities: Unsuitab	ole
Natural Environment	-				-
	LNR within 150m:		Special Protection Area: No	Special Area of Conservation: No	
SSSI: No	SSSI within 250m:		RAMSAR Site: No	RAMSAR Site wit 250m: No	
Im	portance: No	150m:		Ancient Woodland:	
	Regionally Importa Geological Site:	ant	RIGS within 150m:	No	

Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
Agricultural Land Classification: Urban		Landscape Character: None - Urban Area		
Heritage				
Listed Building:	Number of Listed	Number of Listed	Local Listing: No	
	<b>Buildings within 250m</b> 25	Buildings within 500m: 48		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area	
Monument: No	<b>Monument within</b> 1 <b>50m:</b> No		within <b>150m:</b> 2	
Registered Park and Gardens: No Registered Park and Gardens within 150m: No				
Physical Environment	·			
Surface Water Flood Risk:	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amenity concerns? No Air Quality Management Area: No				
Coal Authority High Risk Area	: Coal development Hi	gh Risk Area (% C	oal development Low	
No	within): No		<b>isk Area (% within):</b> es	
Mineral Safeguard Area:		Adverse Topography: N		
Accessibility				
Constrained Access: No	Public Right of Way:	d	ural Site outside evelopment oundary: 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	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details				
Site reference: TC52				
Ward: Town	Site Address: Goose	Street Car Park		
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield	
Land Owner: NULBC	Site Use: Car Park		Gross Site Area (Ha): 0.35	
Density Applied: 50	Developable Area Ap	oplied:95%	Developable Area (Ha): 0.33	
Estimated Potential Capacity: 25		Site Gross Capacity: 25		
Delivery Period (0-5 years):	Delivery Period (6-10		Delivery Period (11-15	
Call for Site: No			years):	
Summary Comments				
Suitable for housing: Suitable	Suitable for employment: Unsuitable			
Availability: Likely to become available	<b>Achievable</b> : Yes		Viable: Yes	
Does the site have planning permission for housing? No	Does the site have p	Does the site have planning permission for employment? No		
promoted for 25 apartments. <b>Site Selection Comment:</b> The site is currently in use as a high rise flats and houses near however the site is within 150 that need to be mitigated. it is centre by its nature may offer Taking account and balancing recommended that the site is Taking into account and balan above, alongside the outcome and relevant evidence base it	by. The site presents n m of Brampton Conser recognised that devel the scope for higher d the range of factors co included as an allocation cing the range of factors s of the Sustainability of is recommended that t	to physical or environ vation area and there opment within & clos ensity development t nsidered in the site se on in the Local Plan. rs considered in the S Appraisal / Habitats R	mental constraints e may be heritage issues e to Newcastle town han currently assumed. election report, it is SM and summarised egulations Assessment	
Local Plan subject to appropria	ate policy wording.			
Planning and Sustainability				
	<b>Green Belt</b> Assessment: N/A	<b>GB Parcel Assessme</b> N/A	ent: Assessed by ARUP: N/A	
Playing Pitch Strategy: No		Open Space Strateg	gy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable		
Natural Environment				
	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	
-	te of Biological Nun portance: No 150		Ancient Woodland: No	
Number of Ancient	Decionally Immentant	RIGS within 150m: No		
----------------------------------	------------------------------------	--------------------------	-----------------------------------	--
	Regionally Important	RIGS WILLIN 150M: NO		
	Geological Site: No			
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	<b>Carbon Capture Site:</b> No	
Agricultural Land Classification	<b>n:</b> Urban	Landscape Character:	None - Urban Area	
Heritage				
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m	: Buildings within 500m		
	6	36		
Scheduled Ancient	Scheduled Ancient	Conservation Area: No	<b>Conservation Area</b>	
Monument: No	Monument within		within 150m: 1	
	<b>150m:</b> No			
Registered Park and Gardens:	No Re	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk:	Flood Zone 2:	F	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	: Coal development H	gh Risk Area (% C	oal development Low	
No	within): No	F	Risk Area (% within):	
		Y	Yes	
Mineral Safeguard Area: No		Adverse Topography: 1	No	
Accessibility				
Constrained Access: No	Public Right of Way:	No F	ural Site outside	
		d	evelopment	
			oundary: No	
GP/ Health Centre: <400m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <400m	
Primary School: <400m	<b>Secondary School:</b> <1600m	<b>College:</b> <1600m	Town Centre: <400m	
Convenience Store: <1600m	Supermarket: <400m	<b>Bus Stop:</b> <400m	Train Station:	
			>1600m	

Site Details					
Site reference: TC7					
Ward: Town		Site Address: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road			
Deliverable: No	Developable: Yes				
Land Owner: NuLBC	Site Use: Former offic	es and car park	Gross Site Area (Ha): 1.92		
Density Applied: 50	Developable Area Ap	plied:85%	Developable Area (Ha): 1.63		
Estimated Potential Capacity:	75	Site Gross Capacity	: 75		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 75	<b>Delivery Period (11-15</b> years): 0		
Call for Site: No					
Summary Comments					
Suitable for housing: Suitable		Suitable for emp	loyment: Suitable		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning	Does the site have pla	anning permission f			
permission for housing? No	Does the site have pr		or employment: No		
SHELAA Comment:					
future uses are currently unde 'good'. Part of the site falls wit within an Air Quality Managen facilities. The site promoter pro <b>Site Selection Comment:</b> A brownfield site located withi services and facilities. This incl college, town centre (Newcast site is located within the Newc for the demolition of the formo 31/03/2022. The site has previ application stage. it is recognis nature may offer the scope for Needs Assessment grades the Conservation Area. Taking into and summarised above, alongs Regulations Assessment and re	hin the Newcastle Tow nent Area (AQMA). The oposes 75 units. In the urban area of Ne udes open space, GP, p le), supermarket, and p astle urban area (Newc er civic offices (21/0090 ously been subject to a ed that development v higher density develop site as 'good'. Part of the account and balancing side the outcomes of the	n Centre Conservations ite has access to a site has access to a wcastle Town Centre post office, primary a public transport (bus castle Town Centre), 08/DEM) - site status a masterplan exercise within & close to New poment than currently the site falls within the	on Area. The site falls range of services and e with access to a range of nd secondary school, stop), all within 800m. The and has planning approval s complete as of e. It is currently in the pre vcastle town centre by its y assumed The Economic e Newcastle Town Centre s considered in the SSM raisal / Habitats		
an allocated site in the Local Pl			iat this site is included ds		
Planning and Sustainability					
Green Belt: No	Green Belt Assessment: N/A	<b>GB Parcel Assessme</b> N/A	ent: Assessed by ARUP: N/A		
Playing Pitch Strategy: No		Open Space Strateg	gy: No		
Economic Needs Assessment:	Good	Low Zero Carbon O area	pportunities: 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
-	te of Biological nportance:	Numl 150m		Anci	ent Woodland:
	Regionally Import Geological Site:	ant	RIGS within 150m:	No	
Tree Preservation Order: No		: 0	Heavily Wooded: N		<b>Carbon Capture Site:</b> No
Agricultural Land Classification	<b>n:</b> Urban		Landscape Characte	er: N	one - urban area
Heritage			•		
Listed Building: No	Number of Listed Buildings within 2 33		Number of Listed Buildings within 50 51	0m:	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir 150m: No		Conservation Area:		Conservation Area within 150m: 1
Registered Park and Gardens:	No	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within): (	)		FZ	<b>3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	men	<b>t Area:</b> Yes
<b>Coal Authority High Risk Area</b> No	i: Coal developme within): No	nt Hig	h Risk Area (%		oal development Low sk Area (% within): s
Mineral Safeguard Area: Part	ially on site		Adverse Topograph	iy: N	0
Accessibility					
Constrained Access: No	Public Right of V	Vay: N	lo	de	iral Site outside evelopment oundary: No
GP/ Health Centre: <400m	Hospital: <1600m		<b>Open Space:</b> <400m	า	Post Office: <400m
Primary School: <400m	<b>Secondary School</b> <800m	:	<b>College:</b> <800m		Town Centre: <400m
Convenience Store: <400m	Supermarket: <40	0m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m

Site Details			
Site reference: TC71			
Ward: Town	Site Address: Midway	Car Park	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: NULBC	Site Use: Car Park		Gross Site Area (Ha): 0.326
Density Applied: 180	Developable Area Ap	plied:95%	Developable Area (Ha): 0.31
Estimated Potential Capacity:	100	Site Gross Capacity	<i>v</i> : 100
Delivery Period (0-5 years):	Delivery Period (6-10	years): 100	Delivery Period (11-15 years):
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for emp suitable	bloyment: Potentially
Availability: Likely to become available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pla	anning permission f	or employment? No
permission for housing? No			
therefore close to a number of Site Selection Comment: The site is currently in use as a physical or environmental cons area and there are heritage iss student accommodation (194 u appeal dismissed June 2023. Th the lack of parking provision, th the area and the designated he Newcastle town centre by its n currently assumed. It is conside Taking into account and balance above, alongside the outcomes and relevant evidence base it is Local Plan subject to appropria Planning and Sustainability	car park. Access can be straints however the sit ues that need to be mi- units) and associated co- ne appeal decision com- nis would not outweigh eritage assets". it is reco- ature may offer the sco- ered that the site is ava- sing the range of factor s of the Sustainability A s recommended that the	e gained via the Mid te is within 150m of tigated. Planning ap ommunal facilities re cluded that "whilst r of the harm to the ch ognised that develop ope for higher densi ilable, viable and su s considered in the s	way. The site presents no Brampton Conservation plication 22/00300/FUL for efused July 2022 and no harm would result from aracter and appearance of pment within & close to ty development than itable for development. SSM and summarised Regulations Assessment
Green Belt: No	Green Belt	GB Parcel Assessm	ent: Assessed by ARUP:
<i>F</i>	Assessment: N/A	N/A	N/A
Playing Pitch Strategy: No		Open Space Strate	gy: No
Economic Needs Assessment:	N/A	Low Zero Carbon C	Opportunities: Unsuitable
Natural Environment			
Local Nature Reserve: No L	.NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
_	e of Biological Num portance: No 150n	ber of SBIs within n: 0	Ancient Woodland: No

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

Site Details			
Site reference: TK10			
Ward: Talke & Butt Lane	Site Address: Land at Cro	own Bank, Talk	ze –
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield</b> : Greenfield
Land Owner: Private	Site Use: Agriculture	Site Use: Agriculture	
Density Applied: 40	Developable Area Applied:80%		Developable Area (Ha): 4.26
Estimated Potential Capacity:	170 <b>Si</b>	te Gross Capac	city: 170
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 ye	<b>ars):</b> 150	Delivery Period (11-15 years): 20
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable v	with policy change	Suitable for e	mployment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have plann	ning permissio	n for employment? No
SHFLAA Comment:			

## SHELAA Comment:

A Green Belt site bordering the Kidsgrove urban area. The site is promoted for housing development. Talke Conservation Area adjoins the north-eastern boundary. Pit Lane provides a more suitable access because it has public footpaths and street lighting. Audley Road does not. The site has access to some services and facilities. Development high risk areas on site.

## Site Selection Comment:

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 northeastern 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 environmenal 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.

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.

Planning and Sustainability

Green Belt: Yes	Green Belt	GB Parcel Assessment	: Assessed by ARUP:
	Assessment: Strong	Yes	Yes
Playing Pitch Strategy: No	Pitch Strategy: No Open Space Strateg		
Economic Needs Assessment:			ortunities: Unsuitable
		area / more constraine	ed
Natural Environment	I	1	I
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of
SSSI: No	SSSI within 250m: No	Area: No RAMSAR Site: No	Conservation: No RAMSAR Site within
<b>3331.</b> NO	<b>3331 WILIIII 230III.</b> NO	RAIVISAR SILE: NO	<b>250m:</b> No
-	te of Biological Num nportance: No 150r		cient 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 Classificatic	on: Urban / Grade 3	Landscape Character: Coalfield Farmlands	South Kidsgrove
Heritage			
Listed Building: No	Number of Listed	Number of Listed	Local Listing: No
	Buildings within 250m	n: Buildings within 500m: 6	
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: No Conservation Area: No within 150m: 1	
Registered Park and Gardens:	No Re	gistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amen	ity concerns? Yes	Air Quality Managem	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hi within): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way:		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <800m	Post Office: <800m
Primary School: <800m	<b>Secondary School:</b> >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details		
Site reference: TK17		
Ward: Talke & Butt Lane	Site Address: Land off St Martins Road	d, Talke
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agricultural	<b>Gross Site Area (Ha):</b> 1.24
Density Applied: 40	Developable Area Applied:85%	<b>Developable Area (Ha):</b> 1.05
Estimated Potential Capacity:	40 Site Gross Capa	acity: 40
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 40	<b>Delivery Period (11-15</b> 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	on for employment? No
SHELAA Comment:		

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.

## Site Selection Comment:

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 contraints. 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.

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

## Planning and Sustainability

Natural Environment						
Local Nature Reserve: No	LNR within 150m	:No	Special Protection		Special Area of	
			Area: No		Conservation: No	
SSSI: No	SSSI within 250m	:No	RAMSAR Site: No		RAMSAR Site within	
		1			250m: No	
-	Site of Biological			Anci	ent Woodland: No	
	mportance: No	150m				
Number of Ancient	Regionally Impor	tant	RIGS within 150m: 1	NO		
Woodlands within 150m: 0 Tree Preservation Order: No	U U				Carbon Cantura Sita	
Tree Preservation Order: No		: 0	Heavily Wooded: N		Carbon Capture Site: No	
Agricultural Land Classificat	ion: Urban / Grade	4	Landscape Characte	e <b>r:</b> So	outh Kidsgrove	
			Coalfield Farmlands			
Heritage						
Listed Building: No	Number of Listed	l	Number of Listed		Local Listing: No	
	Buildings within 2	250m:	Buildings within 500	)m:	1:	
	1		3			
Scheduled Ancient	Scheduled Ancier		Conservation Area:		Conservation Area	
Monument: No	Monument withi	n			within 150m: 0	
Desistened Devilsend Condons	150m: No	Dec	istored Dark and Car		a within 150ma No	
Registered Park and Gardens	5: <b>NO</b>	Reg	gistered Park and Gai	den	s within 150m: NO	
Physical Environment	. L					
Surface Water Flood Risk: 1	in Flood Zone 2:			FIC	ood Zone 3:	
100 years	E72 (% within).	0		67	<b>2h /% within):</b> 0	
FZ2 (% within): 0	FZ3 (% within):	0			<b>3b (% within):</b> 0	
Surrounding uses raise ame	-		Air Quality Manage			
Coal Authority High Risk Are	-	-	gh Risk Area (%		al development Low	
Yes	within): Margin	ally		Ye	sk Area (% within):	
Mineral Safeguard Area: No	ne		Adverse Topograph	-	-	
Accessibility				<u>.</u>		
Constrained Access: No	Public Right of	Wav: N	No	Ru	Iral Site outside	
	0.00		-		velopment	
				bo	undary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m	ı	Open Space: <400m		Post Office: <400m	
Primary School: <400m	Secondary Schoo	l:	College: >1600m		Town Centre:	
	>1600m				>1600m	
Convenience Store: >1600m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		Train Station:	
					>1600m	

Site Details			
Site reference: TK18			
Ward: Talke & Butt Lane	Site Address: Jamage	South, Land North of	f A500
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 32.51
Density Applied: 40	Developable Area Ap	olied:80%	Developable Area (Ha): 26.01
Estimated Potential Capacity:	1040	Site Gross Capacity:	: 1040
<b>Delivery Period (0-5 years):</b> 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 emp	loyment: Unsuitable
Availability: Available	Achievable: Yes	•	Viable: Yes
Does the site have planning	Does the site have pla	nning permission fo	
permission for housing? No			
Biological Importance (all part Public right of way, overhead p topography with a sloping grad facilities. <b>Site Selection Comment:</b> A greenfield site that makes a Kidsgrove urban area and Jam commercial and employment Importance (all part of Parrot's of way, overhead power line, a sloping gradient across the site in the Green Belt with the imp	bower line, and develop dient across the site. Th moderate contribution age Industrial Estate. Th uses. Ancient woodland s Drumble) adjoins the r and development high r e. The site has access to	ment high risk areas e site has access to s to Green Belt purpos e surrounding chara , Local Nature Reser najority of the weste isk areas on site. Adv some services and f	son site. Adverse some services and ses. The site borders the acter is a mix of ve and a Site of Biological ern boundary. Public right verse topography with a acilities. The site is of scale
Planning and Sustainability			
	Green Belt Assessment: Moderate		ent: Assessed by ARUP: Yes
Playing Pitch Strategy: N/A		Open Space Strateg	<b>;y:</b> N/A
Economic Needs Assessment:	N/A	Low Zero Carbon O <sub>l</sub> constrained	pportunities: More
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
Im	portance: No 150m	:1	Ancient Woodland: No
	Regionally Important Geological Site:	RIGS within 150m:	No

Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No	
•		Landscape Character: S Coalfield Farmlands	South Kidsgrove	
Heritage				
Listed Building:	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	0	1		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	Conservation Area	
Monument: No	Monument within		<b>within 150m:</b> 0	
	<b>150m:</b> No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 i	n Flood Zone 2:	F	Flood Zone 3:	
30 years				
<b>FZ2 (% within):</b> 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% C	Coal development Low	
Yes	within): Yes	F	Risk Area (% within):	
		Y	'es	
Mineral Safeguard Area: Non	e	Adverse Topography: \	/es	
Accessibility				
Constrained Access: No	Public Right of Way: \	d	tural Site outside levelopment ooundary: Yes	
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	Secondary School: >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: TK24			
Ward: Talke & Butt Lane	Site Address: Land off	Coppice Road (1), Talk	се
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agricultural		Gross Site Area (Ha): 1.38
Density Applied: 40	Developable Area App	olied:85%	Developable Area (Ha): 1.17
Estimated Potential Capacity:	47	Site Gross Capacity: 4	7
Delivery Period (0-5 years): 0	Delivery Period (6-10		<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			, ,
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for employ	ment: Unsuitable
_	Achievable: Yes		Viable: Yes
Availability: Available			
Does the site have planning permission for housing? No	Does the site have pla	nning permission for	empioyment? No
limited stretches of public foo services and facilities. Develop Site Selection Comment: The site is a greenfield site. Th consists of Grade 3 agricultura are no environmental designa site promoter proposes access the site has no footpaths or st access to a range of services a require mitigation. There are r Planning and Sustainability	e site makes a moderate I land. The site adjoins k tions or heritage assets from Coppice Road how reet lighting. The site slo nd facilities. There is a s	site. e contribution to Gree Cidsgrove along its nor within or immediately vever a section of Cop opes from the north. The urface water flood risk	n Belt purposes. The site thern boundary. There adjacent to the site. The pice Road to the west of he site has a limited
	Green Belt	GB Parcel Assessment	: Assessed by ARUP:
	Assessment: Moderate		Yes
Playing Pitch Strategy: N/A		Open Space Strategy:	
Economic Needs Assessment:	N/A	Low Zero Carbon Opp constrained	
Natural Environment			
Local Nature Reserve: No		Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
ļm.	portance: No 150m	: 0	icient Woodland: No
Woodlands within 150m: 0	Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 1	Heavily Wooded: Yes	Carbon Capture Site: No

•		Landscape Character: South Kidsgrove		
		Coalfield Farmlands		
Heritage	1	1		
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 3	Local Listing: No	
Scheduled Ancient	Scheduled Ancient	<b>Conservation Area: No</b>	Conservation Area	
Monument: No	<b>Monument within</b> 150m: No		within 150m: 0	
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No	
Coal Authority High Risk Area	a: Coal development Hig	sh Risk Area (% C	Coal development Low	
Yes	within): Yes	R	isk Area (% within):	
		· · ·	es	
Mineral Safeguard Area: Non	е	Adverse Topography: N	10	
Accessibility				
Constrained Access: Yes	Public Right of Way: N		ural Site outside evelopment	
			oundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m	
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m	

Site Details					
Site reference: TK25					
Ward: Talke & Butt Lane	Site Address: La	nd So	uth of Audley Road ar	nd West of Pit La	ne
Deliverable: No	Developable: Ye			Greenfield/Bro Greenfield	
Land Owner: Private	Site Use: Agricul	ture		Gross Site Area 22.79	(Ha):
Density Applied: 40	Developable Are	ea Ap	plied:80%	Developable Ai 18.23	rea (Ha):
Estimated Potential Capacity	: 729		Site Gross Capacity:	729	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 150	Delivery Period years): 150	(11-15
Call for Site: Yes					
Summary Comments					
Suitable for housing: Suitable	with policy chang	e	Suitable for emplo	oyment: Unsuital	ble
Availability: Available	Achievable: Yes			Viable: Yes	
Does the site have planning	Does the site ha	ve pla	anning permission for	· employment? N	lo
permission for housing? No		•			-
SHELAA Comment:	ł				
A Green Belt site bordering th	e Kidsgriove urbar	n area	, including Jamage Inc	lustrial Estate an	d
Freeport Shopping Centre. Sit	e is promoted for l	nousir	ng, employment and r	etail. A Site of Bi	ological
Importance, Local Nature Res	erve and Ancient v	voodla	and (Parrot's Drumble	e) adjoins the sou	ıth-
western boundary. Suggested	access is via Audle	ey Roa	ad which is narrow, ar	nd has no footpat	ths or
street lighting. Pit Lane could	provide an alterna	tive a	ccess. The site has po	or access to a rai	nge of
services and facilities. Overhe	ad power line on s	ite.			
Site Selection Comment:					
The site is a greenfield site. The		-			
borders the Kidsgrove urban a		-	•		
woodland (Parrot's Drumble)	•		, .	•	
Audley Road which is narrow		•		•	
alternative access. There are o	•		•		-
services and facilities. The site	-	-			-
area. The site is of scale in the			•	frastructure, lan	dscape
and character and appearance	e. The site is detac	hed fr	om the urban area.		
Planning and Sustainability					
Green Belt: Yes	Green Belt		GB Parcel Assessme	-	ARUP:
	Assessment: Stror	זפ	Yes	Yes	
Playing Pitch Strategy: N/A			Open Space Strategy		()
Economic Needs Assessment	: N/A		Low Zero Carbon Op	portunities: Mor	re / less
			constrained		
Natural Environment			- · · - ·		
Local Nature Reserve: No	LNR within 150m:	Yes	Special Protection Area: No	Special Area Conservatior	
SSSI: No	SSSI within 250m:	No	RAMSAR Site: No	RAMSAR Site 250m: No	e within
Biodiversity Alert Site: Si	te of Biological	Num	ber of SBIs within A	ncient Woodlan	<b>d:</b> No
In	nportance: No	150m	n: 1		
Number of Ancient	Regionally Import	ant	RIGS within 150m: N	0	
Woodlands within 150m: 1	Geological Site:				

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site</b> : No	
-		Landscape Character: S Coalfield Farmlands	South Kidsgrove	
Heritage				
Listed Building:	Number of Listed	Number of Listed	Local Listing: No	
	Buildings within 250m:	Buildings within 500m	:	
	1	6		
Scheduled Ancient	Scheduled Ancient	Conservation Area:	<b>Conservation</b> Area	
Monument: No	Monument within		within 150m: 0	
	<b>150m:</b> No			
Registered Park and Gardens:	No Reg	gistered Park and Garde	ns within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: 1 i	n Flood Zone 2:	F	lood Zone 3:	
100 years				
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	e <b>nt Area:</b> Yes	
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% Coal development Lo		
Yes	within): Yes	F	Risk Area (% within):	
		Y	′es	
Mineral Safeguard Area: Non	e	Adverse Topography:	No	
Accessibility				
Constrained Access: Yes	Public Right of Way:	No F	Rural Site outside	
		c	levelopment	
		k k	oundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	Secondary School:	College: >1600m	Town Centre:	
	>1600m		>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 Co	onnice Road (2) Tal	ke	
Deliverable: No	Developable: Yes			
	Developable. res		<b>Greenfield/Brownfield:</b> Greenfield	
Land Owner: Private	Site Use: Agricultural		Gross Site Area (Ha): 2.82	
Density Applied: 40	Developable Area Appli	ed:80%	Developable Area (Ha): 2.26	
Estimated Potential Capacity:	90 <b>Si</b>	te Gross Capacity:	90	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 ye	<b>ars):</b> 90	<b>Delivery Period (11-15</b> years): 0	
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable v	with policy change	Suitable for emplo	vment: Unsuitable	
	Achievable: Yes		Viable: Yes	
Availability: Available				
Does the site have planning	Does the site have plan	ning permission for	employment? No	
permission for housing? No				
SHELAA Comment: A Green Belt site bordering the	Kidsgrove urban area. Th	a sita is promoted t	for housing	
development. Access via Merel	-	•	-	
lighting. The proposed access t		•	-	
footpaths and street lighting. T			-	
Development high risk areas or		to a range of servic	es and facilities.	
Site Selection Comment:	T SILC.			
The site is a greenfield site. The	e site makes a moderate o	ontribution to Gree	on Belt nurnoses. The site	
consists of a mix of grade 1,2 o				
Merelake Road. There are no				
environmental or heritage asse	ets within or immediately	adiacent to the site	. The site slopes	
gradually down from the north example Merelake Road to the would need to be strengthened	south) with the countrys d to create a new durable	ide apart from the v Green Belt bounda	vestern boundary which ry. The site is close to a	
number of Listed Buildings and		-		
factors considered in the SSM a		-	-	
Appraisal / Habitats Regulation transport assessment / Green B			<b>v</b>	
allocated site in the Local Plan.			Site is included ds dll	
The exceptional circumstances		rea of land from the	e 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			_	
been previously developed and				
Planning and Sustainability				
	Green Belt Gi Assessment: Moderate Ye		t: Assessed by ARUP: Yes	
<b>۴</b>	issessment. Moderate ft		103	

Playing Pitch Strategy: N/A			Open Space Strates	gy: N	/A
Economic Needs Assessmen	t: N/A		Low Zero Carbon Opportunities: Unsuitable		
i		area / more constrained			
Natural Environment					
Local Nature Reserve: No	LNR within 150m	: No	Special Protection		Special Area of
			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
Biodiversity Alert Site:	ite of Biological	Num	ber of SBIs within	Anci	ent Woodland:
I	mportance:	150m	: 0		
Number of Ancient	Regionally Import	tant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site:				1
Tree Preservation Order: No	Total TPOs onsite	: 0	Heavily Wooded:		<b>Carbon Capture Site</b> : No
Agricultural Land Classificati	on: Grade 3 / Urba	n	Landscape Charactor Coalfield Farmlands		outh Kidsgrove
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
	Buildings within 2	250m:	Buildings within 50	0m:	
	3		5		
Scheduled Ancient	Scheduled Ancien		Conservation Area:	No	Conservation Area
Monument: No	Monument within	n			within 150m: 1
	150m: No	-			
Registered Park and Gardens	: No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 30 years	in Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	0		FZ	<b>3b (% within):</b> 0
Surrounding uses raise ame	nity concerns? No		Air Quality Manage	emen	<b>it Area:</b> No
Coal Authority High Risk Are	a: Coal developme	ent Hig	sh Risk Area (%	Co	oal development Low
Yes	within): Yes			<b>Ri</b> : Ye	sk Area (% within):
Mineral Safeguard Area: Wit	hin 250m		Adverse Topograph		
Accessibility					
Constrained Access: Yes	Public Right of \	Nav: N	10	Ru	ral Site outside
					evelopment
					oundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400n		Post Office: <1600m
Primary School: <800m	Secondary School	:	<b>College:</b> >1600m		Town Centre:
	<1600m		_		>1600m
Convenience Store: >1600m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		Train Station:
					>1600m

Site Details				
Site reference: TK29				
			· · · ·	
Ward: Talke & Butt Lane		the end of Oak Tree Lar		
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield	
Land Owner: Unknown	Site Use: Green space		Gross Site Area (Ha): 0.65	
Density Applied: 40	Developable Area Ap		Developable Area (Ha): 0.55	
Estimated Potential Capacity:	21	Site Gross Capacity: 21		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10		Delivery Period (11-15 vears): 0	
Call for Site: No		•		
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable for employ	ment: Unsuitable	
Availability: Available	Achievable: Yes	l I	/iable: Yes	
Does the site have planning	Does the site have pla	anning permission for e	mployment? No	
permission for housing? No			. ,	
SHELAA Comment:				
The site is a greenfield site. It i	is in the Green Belt and	is being promoted for r	oadside uses including	
an electric car charging statior	n. The site is disconnect	ed but in relatively close	e proximity to the	
Kidsgrove urban area. The Eco				
power line and Development ł	nigh risk areas on site. T	he site has access to so	me services and	
facilities. The site consists of g	-			
and there are no environment	_		-	
Site Selection Comment:		· · ·		
The site is a greenfield site. It i	s in the Green Belt and	is being promoted for r	oadside uses including	
an electric car charging statior		• •	-	
Kidsgrove urban area. The Eco			• •	
power line and Development I		-	-	
facilities. The site consists of g	-			
and there are no environment	-			
site is in the Green Belt, it is no	-			
exceptional circumstances req				
including electric charging.			,	
Planning and Sustainability				
	Green Belt	GB Parcel Assessment	Assessed by ARUP	
	Assessment: Weak	Yes	Yes	
Playing Pitch Strategy: N/A		Open Space Strategy:		
Economic Needs Assessment:	Average	Low Zero Carbon Oppo		
	0	constrained		
Natural Environment				
	LNR within 150m: No	Special Protection	Special Area of	
		Area: No	Conservation: No	
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within	

Biodiversity Alert Site: No Site of Biological

Importance: No

250m: No

Ancient Woodland: No

Number of SBIs within

150m: 1

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site: No		
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatic	on: Grade 4	Landscape Character: S Coalfield Farmlands	South Kidsgrove
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 Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: N	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	Train Station: >1600m

Site Details					
Site reference: TK30					
Ward: Talke & Butt Lane	Site Address: Land off	Talke Road and A500.	Talke		
Deliverable: No	Developable: Yes				
Land Owner: Private / SCC	Site Use: Agriculture		Greenfield <b>Gross Site Area (Ha):</b> 66.37		
Density Applied: 40	Developable Area App	olied:80%	<b>Developable Area (Ha):</b> 51.98		
Estimated Potential Capacity:	394	Site Gross Capacity: 3	94		
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 150	Delivery Period (11-15 years): 150		
Call for Site: No			-		
Summary Comments					
Suitable for housing: Suitable	with policy change	Suitable for emplo policy change	yment: Suitable with		
Availability: Available	Achievable: Yes		Viable: Yes		
Does the site have planning permission for housing? No	Does the site have pla	nning permission for	employment? No		
SHELAA Comment:					
A Green Belt site falling within	Talke & Butt Lane ward	with some overlap in	to Crackley & Red Street		
ward. The site is promoted for			-		
potential capacity reflects the	- · · ·	· ·	•••		
Dean's Lane. Talke Road has no	•				
has no footpaths or street light					
(northern part) as 'good', and h	-	-	-		
(A500). However, the assessme			-		
assembly, topography, highway	-		-		
a range of services and facilitie		•	-		
Preservation Order on site.		_			
Site Selection Comment:					
The site is a greenfield site. It is	in the Green Belt and	makes a moderate cor	ntribution to Green Belt		
purposes. The site has been co	nsidered through the S <sup>r</sup>	trategic Employment S	Sites Assessment		
(Aspinall Verdi, 2024) which ha	s recommended that the	ne site is not allocated	in the Local Plan at this		
stage. This is a greenfield site.	t is the Green Belt and	makes a moderate co	ntribution to Green Belt		
purposes. The site is adjacent t	o Bignall End Coal Yard	s Local Wildlife Site. Tl	ne site consists of Grade		
4 agricultrual land with the we	stern edge consisting of	Grade 3 agricultural l	and. The site contains		
areas of potential contamination	• ·	•	•		
assessment. The site is in close		-			
includes areas of potential con		-			
being promoted for a mixed us	•		en Belt with the		
infrastructure and associated landscape and amenity impacts.					
Planning and Sustainability					
Green Belt: Yes	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:		
<i>F</i>	Assessment: Moderate	Yes	Yes		
Playing Pitch Strategy: N/A		<b>Open Space Strategy:</b> N/A			
Economic Needs Assessment: Good Low Zero Carbon Opportunities: More constrained			oortunities: More		
Natural Environment					

Local Nature Reserve: No	LNR within 150m:	Yes	Special Protection		Special Area of Conservation: No
SSSI: No	SSSI within 250m		Area: No RAMSAR Site: No		RAMSAR Site within
					250m: No
-	ite of Biological			Anci	ent Woodland:
	mportance: No	150n			
Number of Ancient	Regionally Import		RIGS within 150m:	No	
Woodlands within 150m: 1	•				
Tree Preservation Order: Ye	s Total TPOs onsite	:1	Heavily Wooded:		Carbon Capture Site: No
Agricultural Land Classificati	on: Grade 3 and 4		Landscape Characte Coalfield Farmlands		outh Kidsgrove
Heritage					
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No
_	Buildings within 2	250m:	Buildings within 50	0m:	-
	1		1		
Scheduled Ancient	Scheduled Ancien	t	<b>Conservation Area:</b>	No	Conservation Area
Monument: No	Monument within	า			within 150m: 0
	<b>150m:</b> No				
Registered Park and Gardens	: No	Re	gistered Park and Ga	rden	s within 150m: <b>No</b>
Physical Environment					
Surface Water Flood Risk: 1 1000 years	in Flood Zone 2:			Flo	ood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	0		FZ	<b>3b (% within):</b> 0
Surrounding uses raise ame	nity concerns? No		Air Quality Manage	men	t Area: No
Coal Authority High Risk Are	a: Coal developme	ent Hig	gh Risk Area (%	Со	al development Low
Yes	within): Yes			<b>Ris</b> Ye	<b>sk Area (% within):</b> s
Mineral Safeguard Area: No	ne		Adverse Topograph	y: No	0
Accessibility					
Constrained Access: No	Public Right of V	Nay: N	No	Ru	ral Site outside
				de	velopment
				bo	undary: No
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400m	ו	Post Office: <1600m
Primary School: <1600m	Secondary School	:	College: >1600m		Town Centre:
	>1600m				>1600m
Convenience Store: <1600m	Supermarket: >16	600m	Bus Stop: <400m		Train Station:
					>1600m

Site Details			
Site reference: TK45			
Ward: Talke & Butt Lane	Site Address: Land No	orth of Peacock Hay R	oad, Chatterley Valley
Deliverable: No	Developable: Yes	·	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 6.65
Density Applied: 40	Developable Area Ap	plied:80%	<b>Developable Area (Ha):</b> 4.12
Estimated Potential Capacity:	165	Site Gross Capacity:	165
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 150	Delivery Period (11-15 years): 15
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable	with policy change	Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning	Does the site have pla	anning permission fo	
permission for housing? No			
Graden in the Open Space Stra space. The Economic Needs As possible from the West Coast I line, mineshafts and developm services and facilities. <b>Site Selection Comment:</b> The site is a greenfield site and which makes a strong contribu- development. Part of the site i Space Strategy 2022. Developa Needs Assessment grades the impacts are possible from the Overhead power line, minesha a range of services and facilitie <b>Planning and Sustainability</b>	A also in the Green Belt also in the Green Belt of the thigh risk area on si also in the Green Belt of the the the the s identified as a high qual able area calculation ex site as 'good'. The site i West Coast Mainline w ofts and development h	te as 'good'. Potentia ongside the eastern b te. The site has poor . The site is located in poses. The site is pror uality / high value Par cludes the formal ope s a surface water floc hich runs alongside t	I amenity impacts are oundary. Overhead power access to a range of a parcel of Green Belt noted for employment k and Garden in the Open en space. The Economic od risk. Potential amenity he eastern boundary.
	Green Belt	GB Parcel Assessme	nt: Assessed by ARUP:
	Assessment: Strong	Yes	Yes
Playing Pitch Strategy: No		Open Space Strateg	
Economic Needs Assessment:	Good		oportunities: Unsuitable /
Natural Environment			
	L <b>NR within 150m</b> : No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: No 150n		Ancient Woodland: No

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site: No		
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 4	Landscape Character: S Coalfield Farmlands	South Kidsgrove
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 Reg	sistered Park and Garde	ns within 150m: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? Yes	Air Quality Manageme	nt Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: No	Public Right of Way: N	c	tural Site outside levelopment ooundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <1600m	Train Station: >1600m

Site Details				
Site reference: TK46				
Ward: Talke & Butt Lane	Site Address: Jamas	ge North, Reclamatio	n Land, Talk	e
Deliverable: No	Developable: Yes	<u> </u>		eld/Brownfield:
Land Owner: SCC	Site Use: Agricultur	e	<b>Gross S</b> 8.26	ite Area (Ha):
Density Applied: 40	Developable Area A	Applied:80	Develo 4.67	pable Area (Ha):
Estimated Potential Capacity:	187	Site Gross Capaci	<b>ty:</b> 187	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-:	l <b>0 years):</b> 150	Deliver years):	<b>y Period (11-15</b> 37
Call for Site: Yes			, ,	
Summary Comments				
Suitable for housing: Suitable	with policy change	Suitable for en	nlovment	Unsuitable
Availability: Available	Achievable: Yes	Suitable for en	Viable:	
-				
Does the site have planning permission for housing? No	Does the site have	planning permission	for employ	ment? No
into account. A500 adjoins the access to the site is via Jamage lighting. Public right of away a facilities. Development high ris <b>Site Selection Comment:</b> The site is a greenfield site and Belt purposes. A Green Belt sit promoted for housing develop north-western boundary. Part this into account. A500 adjoins Proposed access to the site is v or street lighting. Public right o	e Road which is a sing djoins the western bo sk areas on site. d also in the Green Be e disconnected from ment. Ancient wood of the site is also hea s the southern bound via Jamage Road whic of away adjoins the w	le laned track with n bundary. The site has lt. The site makes a the Newcastle and T and (Parrot's Drumb vily wooded. Develo ary which could raise th is a single laned tr estern boundary. Th	o public foo access to so strong contr alke urban a ale) is confine pable area c e amenity co ack with no	ibution to Green area. The site is ed within the calculation takes public footpaths
services and facilities. Develop Planning and Sustainability	inent nightisk dreds	on site.		
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assess Yes	ment: Asses Yes	ssed by ARUP:
Playing Pitch Strategy: N/A	<u> </u>	Open Space Strat	egy: N/A	
Economic Needs Assessment:	N/A	Low Zero Carbon area / more const	Opportunit	ies: Unsuitable
Natural Environment				
Local Nature Reserve: No	L <b>NR within 150m</b> : Ye	Area: No	Cons	i <b>al Area of</b> ervation: No
SSSI: No	SSSI within 250m: No	RAMSAR Site: No	RAM 250m	SAR Site within 1: No
-	0	mber of SBIs within )m: 1	Ancient W	<b>/oodland:</b> Yes

Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 1	Geological Site:		
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 4	Landscape Character: S Coalfield Farmlands	South Kidsgrove
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	<b>Conservation Area</b> within 150m: 0
Registered Park and Gardens:	No Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 i 30 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Nor	e	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: Y	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <800m
Primary School: <1600m	<b>Secondary School:</b> >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	Train Station: >1600m

Site Details			
Site reference: TK47			
Ward: Talke & Butt Lane	Site Address: Land No	rth of Talke Roundaho	out / Peakcock Hey Road,
	Chatterley Valley		
Deliverable: No	Developable: Yes		Greenfield/Brownfield:
			Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha):
	Sile Ose. Agriculture		21.14
Density Applied: 40	Developable Area Ap	aliad.80%	Developable Area (Ha):
		<b>Jiieu.</b> 8070	15.67
Estimated Potential Capacity	<i>r</i> : 627	Site Gross Capacity: 6	
Delivery Period (0-5 years): (			Delivery Period (11-15
		yearsj.	years):
Call for Site: Yes			yearon
Summary Comments			
Suitable for housing: Unsuita		Suitable for empla	umont: Suitable with
Suitable for nousing: Unsulta	IUIC	policy change	yment: Suitable with
Availability Available	Achievable: Yes	policy change	Viable: Yes
Availability: Available			
Does the site have planning	Does the site have pla	inning permission for	employment? No
permission for housing? No			
SHELAA Comment:			
A Green Belt site bordering tl	ne Newcastle urban area	. The site is promoted	for employment
development. A site of Biolog	gical Importance (Bathpo	ol Park) is confined wi	thin the north-western
boundary. Developable area			
Biological Importance also ad			
public footpaths and has no s	-	•	-
facilities. Development high r		•	-
	isk aleas, overlieau pow	er nine and public right	t of way off site.
Site Selection Comment:			
The site is a greenfield site ar			
overall to Green Belt purpose			
Biological Importance (Bathp	ool Park) is confined with	in the north-western	boundary. Developable
area calculation takes this int	o account. Ancient wood	lland and Site of Biolo	gical Importance also
adjoins the northern bounda	ry. The site has poor acce	ess to a range of servio	es and facilities.
Development high risk areas,	overhead power line and	d public right of way o	n site. In addition, there
are three small areas of pote	ntially contaminated land	d (medium contaminat	tion) dispersed across
the site and consultation with	•	-	
Planning and Sustainability	,	,	0
Green Belt: Yes	Green Belt	GB Parcel Assessmen	t: Assessed by ARUP:
	Assessment: Moderate		Yes
Playing Pitch Strategy: N/A		Open Space Strategy	
Economic Needs Assessment	• N/Δ		oortunities: Unsuitable
		area / more constrair	
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection	Special Area of
		Area: No	Conservation: No
SSSI: NO	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within
SSSI: No		NAIVISAR SILE: NU	<b>250m:</b> No
Piodivorsity Alast Sites	ite of Biological		
-	•		ncient Woodland: No
	mportance: Yes 150m	I: 1	

Number of Ancient	Regionally Important	RIGS within 150m: No	
Woodlands within 150m: 2	Geological Site:		
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classificatio	on: Grade 4	Landscape Character: S Coalfield Farmlands	South Kidsgrove
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 Reg	gistered Park and Garde	ns within 150m: <b>No</b>
Physical Environment	·		
Surface Water Flood Risk: 1 in 1000 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): Yes	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Non	e	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: Y	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	Train Station: >1600m

Site Details					
Site reference: TK6					
Ward: Talke & Butt Lane	Site Address: Sit	e at C	oalpit Hill, Talke		
Deliverable: No	Developable: Yes			G	reenfield/Brownfield:
		5			reenfield
Land Owner: SCC	Site Use: Former	r scho	ol playing field		ross Site Area (Ha): 46
Density Applied: 40	Developable Are	ea App	olied:95%		<b>evelopable Area (Ha):</b> 37
Estimated Potential Capacity	: 10		Site Gross Capacity	<b>/:</b> 10	
<b>Delivery Period (0-5 years):</b> 0	Delivery Period	(6-10	years): 10		elivery Period (11-15 ears): 0
Call for Site: Yes				F	
Summary Comments					
Suitable for housing: Suitable			Suitable for emp	olovn	nent: Suitable
Availability: Available	Achievable: Yes				i <b>able:</b> Yes
Does the site have planning		ve nla	nning permission f		
permission for housing? No		ac hig		51 61	
SHELAA Comment:	<u> </u>				
The site is located within the I	Kidsgrove urban ar	ea, an	d promoted for ho	using	development.
Development high risk areas o	-		•	-	•
Site Selection Comment:					
Site formerly in educational u	se (as a playing fiel	d, last	used in 2018) and	is ad	jacent to a business
centre. The site is bounded by	trees and mature	hedge	erows. Access woul	d be	required to be taken
from Coalpit Hill. The site is lo					
site is in close prozimity to Lis	-				-
facilities but has access to a b	•				
mineral safeguarded area is p	•				-
would require mitigation. The		-	-		-
balancing the range of factors					-
outcomes of the Sustainability			-		
base it is recommended that t	his site is included	as an	allocated site in the	e Loc	al Plan subject to
appropriate policy wording.					
Planning and Sustainability	-				· · · · ·
Green Belt: No	Green Belt			ent:	Assessed by ARUP:
Dlaving Ditch Ctrategy Lange	Assessment:		N/A		N/A
Playing Pitch Strategy: Lapsed			Open Space Strate		
Economic Needs Assessment			<b>Low Zero Carbon C</b> area	рро	rtunities: 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 Si	te of Biological	Numl	per of SBIs within	Anc	ient Woodland: No
In	nportance: No	150m	: 0		
Number of Ancient	Regionally Import	ant	RIGS within 150m:	No	
Woodlands within 150m: 0	Geological Site: No	0			

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classification	<b>n:</b> Urban	Landscape Character: N	lone - 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 Reg	gistered Park and Garder	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2:	FI	ood Zone 3:
FZ2 (% within): 0	<b>FZ3 (% within):</b> 0	FZ	<b>23b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	nt Area: No
Coal Authority High Risk Area	a: Coal development Hig	gh Risk Area (% Co	oal development Low
Yes	within): Yes		i <b>sk Area (% within):</b> es
Mineral Safeguard Area: Part	ially on site	Adverse Topography: N	lo
Accessibility			
Constrained Access: No	Public Right of Way: 1	d	ural Site outside evelopment oundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : <1600m

Site Details			
Site reference: HD10			
Ward: Holditch & Chesterton	Site Address: Land So	outh of Apedale Road, Ho	lditch
Deliverable: No	Developable: No	G	reenfield/Brownfield: reenfield
Land Owner: Private	Site Use: Open space	G	ross Site Area (Ha): 3.2
Density Applied: 50	Developable Area Ap	•	evelopable Area (Ha): .57
Estimated Potential Capacity:	179	Site Gross Capacity: 17	9
Delivery Period (0-5 years): 0	Delivery Period (6-10		elivery Period (11-15 ears): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuital	ble	Suitable for employr	nent: Unsuitable
Availability: Available	Achievable: Yes	V	iable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permission for e	nployment? No
and Semi-Natural Greenspace grades the site as 'average'. The Tip). Part of the site is effected into the heavily wooded and for lighting. Development high ris <b>Site Selection Comment:</b> The Green Belt purposes. The site Greenspace in the Open Space 'average'. The majority of the site is effected by flood zones potential surface water floodi mineral safeguading area. Acc	ne majority of the site is d by flood zones 2 and 3 lood zone areas. Access k areas on site. The site site is in the Green Bel is identified as high qua e Strategy 2022. The Ecc site is also a Biodiversit 2 and 3. The site has so ng impacts on site. The	also a Biodiversity Alert B. Developable area calcu via Apedale Road has no has access to some serv t and makes a strong cor ality / high value Natural onomic Needs Assessme y Alert Site (Apedale Dist ome access to services an site is in a coal developr	Site (Apedale Disused alation reduced to take to footpaths or street <u>vices and facilities.</u> htribution overall to and Semi-Natural nt grades the site as used Tip). Part of the d facilities. There are ment risk area and
Planning and Sustainability			
	Green Belt	GB Parcel Assessment:	Assessed by ARI IP
	Assessment: Strong	Yes	Yes
Playing Pitch Strategy: N/A		Open Space Strategy: N Natural Greenspace	
Economic Needs Assessment:	Average	Low Zero Carbon Oppo	rtunities: Unsuitable
Natural Environment			
Local Nature Reserve: No	LNR within 150m: No	Special Protection Area: No	Special Area of Conservation: No

			Area: No		Conservation: No
SSSI: No	SSSI within 250m	: No	RAMSAR Site: No		RAMSAR Site within 250m: No
Biodiversity Alert Site: Yes	•	Numl 150m	per of SBIs within : 1	Anci	ent Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Import Geological Site: N		RIGS within 150m:	Yes	

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classificatio	n: Grade 4	Landscape Character: Farmlands	Apedale Coalfields
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m 0	Local Listing: No 1:
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: N	o Conservation Area within 150m: 0
Registered Park and Gardens:	No Reg	gistered Park and Garde	ens within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	n Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 11.23	FZ3 (% within): 8.7574		<b>FZ3b (% within):</b> 7.5599999999999999996
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	ent Area: No
<b>Coal Authority High Risk Area</b> Yes	e: Coal development Hig within): Yes	-	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On s	ite	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	<b>Secondary School:</b> <800m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site Details				
Site reference: WS9				
Ward: Wolstanton	Site Address: Land	off	Canary Grove / Lamp	nouse Way, Wolstanton
Deliverable: Yes	Developable: No	-		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Green sp	ace		Gross Site Area (Ha): 1.45
Density Applied:	Developable Area	Арр		Developable Area (Ha):
Estimated Potential Capacity:	43		Site Gross Capacity: 4	3
Delivery Period (0-5 years): 43	3 Delivery Period (6	-10 y	=	Delivery Period (11-15 years): 0
Call for Site: Yes				
Summary Comments				
Suitable for housing: Suitable			Suitable for emplo	vment: Unsuitable
Availability: Available	Achievable: Yes		-	, Viable: Yes
Does the site have planning		nla	nning permission for	
permission for housing? Yes	boes the site have	- più		
Playing Pitch Strategy: N/A Economic Needs Assessment:	al capacity reflects t elopment which ma National Coal Board site was granted pla be a commitment. Green Belt Assessment:	he p kes i d tip.	anning approval. The t unsuitable for emplo Public right of way ac g permission followin GB Parcel Assessmen V/A Open Space Strategy:	site is predominantly byment development. djoins the northern, and og the 31 March 2023 t: Assessed by ARUP: N/A
Natural Environment				
Local Nature Reserve: No	LNR within 150m: N		Special Protection Area: No	Special Area of Conservation: No
SSSI: No	SSSI within 250m: N	lo	RAMSAR Site: No	RAMSAR Site within 250m: No
-	U	umb 50m		ncient Woodland: No
Number of Ancient	Regionally Importar	nt	RIGS within 150m: No	)
Woodlands within 150m: 0	Geological Site:			
Tree Preservation Order: No	Total TPOs onsite: (	) C	Heavily Wooded:	<b>Carbon Capture Site:</b> No
Agricultural Land Classificatio	<b>n:</b> Urban		andscape Character:	None - urban area
Heritage				
	Number of Listed Buildings within 250 0	)m:	Number of Listed Buildings within 500n )	Local Listing: No n:

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	No <b>Conservation Area</b> within <b>150m:</b> 0
Registered Park and Gardens:	No R	egistered Park and Gard	dens within 150m: <b>No</b>
Physical Environment	·		
Surface Water Flood Risk: 1 i 1000 years	n Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amen	ity concerns? No	Air Quality Managen	nent Area: No
<b>Coal Authority High Risk Are</b> a No	a: Coal development I within): No	High Risk Area (%	<b>Coal development Low Risk Area (% within):</b> Yes
Mineral Safeguard Area: On s	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	<b>Secondary School:</b> <1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: >1600m	Supermarket: <800m	<b>Bus Stop:</b> <800m	<b>Train Station</b> : >1600m

Site reference: LW6			
Ward: Maer & Whitmore	Site Address: Land ac	ljacent to Moss Farm,	, Baldwin's Gate
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Open space	/ agriculture	Gross Site Area (Ha): 3.15
Density Applied: 20	Developable Area Ap	plied:85%	<b>Developable Area (Ha):</b> 2.68
Estimated Potential Capacity	<b>/:</b> 54	Site Gross Capacity:	54
Delivery Period (0-5 years): (	Delivery Period (6-10	<b>years):</b> 54	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potenti	ally suitable	Suitable for empl	oyment: Unsuitable
Availability: Available	, Achievable: Yes	•	Viable: Yes
Does the site have planning	Does the site have pl	anning permission fo	
permission for housing? No			
SHELAA Comment:			
The site borders the develop	ment houndary of Baldw	vin's Gate settlement	and promoted for
housing and retail developme			
dwellings (Ref. 16/01101/FUI			
17/01024/FUL) which was ref			<b>-</b> .
adverse impact to the Site of			
southern boundary. Housing	• • •	-	-
Chapel and Hill Chorlton, Ma			
		nore Neighbourhood	Development Plan.
ISUITABILITY assessment reflect			
	s this. The site has acces		
right of way adjoins the north	s this. The site has acces		
right of way adjoins the north Site Selection Comment:	is this. The site has acces nern boundary.	ss to a range of service	es and facilities. Public
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders tl	is this. The site has acces nern boundary. he development bounda	ss to a range of service	es and facilities. Public settlement, and is
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders tl promoted for housing and re	ts this. The site has acces nern boundary. he development bounda tail development. The si	ss to a range of service ary of Baldwin's Gate s te has previously bee	es and facilities. Public settlement, and is n subject to two
right of way adjoins the north Site Selection Comment: This greenfield site borders tl promoted for housing and re applications: 99 dwellings (Re	ts this. The site has acces nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where	ss to a range of service ary of Baldwin's Gate s te has previously bee e the appeal was with	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings
right of way adjoins the north Site Selection Comment: This greenfield site borders tl promoted for housing and re applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w	ts this. The site has acces nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc	ss to a range of service ary of Baldwin's Gate s te has previously bee e the appeal was with licated that the site ca	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed
right of way adjoins the north Site Selection Comment: This greenfield site borders tl promoted for housing and re applications: 99 dwellings (Re	ts this. The site has acces nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir	ss to a range of service ary of Baldwin's Gate s te has previously bee the appeal was with licated that the site ca nportance (Chorlton I	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders th promoted for housing and re applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w without an adverse impact or	ts this. The site has access nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access	ary of Baldwin's Gates te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities.
right of way adjoins the north Site Selection Comment: This greenfield site borders th promoted for housing and re applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an	ary of Baldwin's Gates te has previously bee the appeal was with licated that the site can nportance (Chorlton I to a limited range of s d a number of mature	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural
right of way adjoins the north Site Selection Comment: This greenfield site borders th promoted for housing and re- applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins th	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 &	ss to a range of service ary of Baldwin's Gates te has previously bee the appeal was with licated that the site can portance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders th promoted for housing and re- applications: 99 dwellings (Re- (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins th building are on site. Surface w	ts this. The site has access nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so	ary of Baldwin's Gates te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders the promoted for housing and re- applications: 99 dwellings (Re- (Ref. 17/01024/FUL) which we without an adverse impact or overlaps the southern bound Public right of way adjoins the building are on site. Surface we to the area of countryside that	ts this. The site has access nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so	ary of Baldwin's Gates te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is
right of way adjoins the north Site Selection Comment: This greenfield site borders the promoted for housing and re- applications: 99 dwellings (Re- (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins the building are on site. Surface w to the area of countryside that an issue. Access limited to Fa	ts this. The site has access nern boundary. he development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so	ary of Baldwin's Gates te has previously bee the appeal was with dicated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site ot considered sufficien	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders the promoted for housing and re- applications: 99 dwellings (Re- (Ref. 17/01024/FUL) which we without an adverse impact or overlaps the southern bound Public right of way adjoins the building are on site. Surface we to the area of countryside the an issue. Access limited to Far <b>Planning and Sustainability</b>	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where vas refused. Evidence inc n the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so irgreen Road which is no Green Belt	ary of Baldwin's Gate s te has previously bee the appeal was with dicated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site ot considered sufficient <b>GB Parcel Assessme</b>	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is nt for development size. ent: Assessed by ARUP: N/A
right of way adjoins the north Site Selection Comment: This greenfield site borders th promoted for housing and re applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins th building are on site. Surface w to the area of countryside that an issue. Access limited to Fa <b>Planning and Sustainability</b> <b>Green Belt:</b> No	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where ras refused. Evidence inco in the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so irgreen Road which is no Green Belt Assessment: No	ary of Baldwin's Gate s te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site ot considered sufficient <b>GB Parcel Assessme</b> N/A <b>Open Space Strateg</b>	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is nt for development size. ent: Assessed by ARUP: N/A
right of way adjoins the north <b>Site Selection Comment:</b> This greenfield site borders th promoted for housing and re- applications: 99 dwellings (Re- (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins th building are on site. Surface w to the area of countryside tha an issue. Access limited to Fa <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy: N/A</b>	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where ras refused. Evidence inco in the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so irgreen Road which is no Green Belt Assessment: No	ary of Baldwin's Gate s te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site ot considered sufficient <b>GB Parcel Assessme</b> N/A <b>Open Space Strateg</b>	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is nt for development size. ent: Assessed by ARUP: N/A y: N/A
right of way adjoins the north Site Selection Comment: This greenfield site borders th promoted for housing and re applications: 99 dwellings (Re (Ref. 17/01024/FUL) which w without an adverse impact or overlaps the southern bound Public right of way adjoins th building are on site. Surface w to the area of countryside that an issue. Access limited to Fa <b>Planning and Sustainability</b> <b>Green Belt:</b> No <b>Playing Pitch Strategy: N/A</b> <b>Economic Needs Assessment</b>	ts this. The site has access nern boundary. The development bounda tail development. The si ef. 16/01101/FUL) where ras refused. Evidence inco in the Site of Biological Ir ary. The site has access e northern boundary an water flood risk, 1:100 & at extends beyond the so irgreen Road which is no Green Belt Assessment: No	ary of Baldwin's Gate s te has previously bee the appeal was with licated that the site ca nportance (Chorlton I to a limited range of s d a number of mature 1:1000 covering part outh & east of the site ot considered sufficient <b>GB Parcel Assessme</b> N/A <b>Open Space Strateg</b>	es and facilities. Public settlement, and is n subject to two drawn, and 97 dwellings annot be developed Moss) which adjoins and services and facilities. e trees and an agricultural : (>10%) of the site. Owing e, landscape sensitivity is nt for development size. ent: Assessed by ARUP: N/A y: N/A

Biodiversity Alert Site:	Site of Biological	Num	per of SBIs within	Ancie	e <b>nt Woodland:</b> No	
-	mportance:	150m	: 1			
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 2 1	50m:	Number of Listed Buildings within 500 2		Local Listing: No	
Scheduled Ancient Monument: No	Scheduled Ancien Monument within 150m: No		Conservation Area:		Conservation Area within 150m: 0	
Registered Park and Gardens	5: <b>No</b>	Reg	istered Park and Ga	rden	s within 150m: <b>No</b>	
Physical Environment						
urface Water Flood Risk: 1 in Flood Zone 2: D0 years					Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within):	FZ3 (% within): 0		FZ	FZ3b (% within): 0	
Surrounding uses raise ame	nity concerns? No		Air Quality Manage	emen	t Area: No	
oal Authority High Risk Area: Coal development H lo within): No		ent Hig	gh Risk Area (%		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site Adverse Topograph				<b>iy:</b> No	0	
Accessibility						
Constrained Access: No	Public Right of V	Public Right of Way: Yes		de	Rural Site outside development boundary: Yes	
GP/ Health Centre: <400m	Hospital: >1600m		Open Space: <400m		Post Office: <400m	
Primary School: <400m	Secondary School		<b>College:</b> >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <400m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

Site Details							
Site reference: LW7							
Ward: Maer & Whitmore	Site Address: Land off Whitmore Road						
Deliverable: No	Developable: Yes				<b>Greenfield/Brownfield:</b> Greenfield		
Land Owner: Private	Site Use: Agriculture				ross Site Area (Ha): 5.06		
Density Applied:	Developable Area Applied:20			<b>D</b> ( 8.	<b>evelopable Area (Ha):</b> 8		
Estimated Potential Capacity:	176		Site Gross Capacity:	176	5		
Delivery Period (0-5 years):	Delivery Period (6-10 years): 176				Delivery Period (11-15 years):		
Call for Site: Yes							
Summary Comments							
Suitable for housing: Suitable	with policy change	5	Suitable for empl	oyn	nent:		
Availability: Available					able: No		
Does the site have planning	Does the site ha	ve pla	anning permission fo	r en	nployment? No		
permission for housing? No SHELAA Comment:							
Playing Pitch Strategy: N/A	ent on site and a list ccess to services and itted in call for site as making a strong space and an extent site and a listed b ccess to services and of hills, with land a number of small t be suitable as an Green Belt Assessment: Stron	sted b nd fac es. g cont ension puildir nd fac scape farms acces	puilding is within clos ilities. Area, capacity ribution) is promoted to the woodland are ng (Grade II) is within ilities. Topography m aspects also recogni along Shutlanehead ss point. GB Parcel Assessme Yes Open Space Strateg	e priano and d fo eas. clos ay to to <b>nt:</b>	roximity of the d delivery period r housing A number of trees se proximity of the present issues as the I. The site is the west which is Assessed by ARUP: Yes /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		
Im	portance:	150m	: 0		ent Woodland:		
	Regionally Import	ant	RIGS within 150m: N	10			
	Geological Site: Total TPOs onsite:	0	Heavily Wooded:		<b>Carbon Capture Site</b> : No		
Agricultural Land Classification: Grade 3		Landscape Character: Whitmore Ancient					
---	-----------------------	---------------------------------------	--------------------------	-----------------------	--------------------------		
			Redland Farmlands				
Heritage							
Listed Building: No	Number of Listed		Number of Listed		Local Listing: No		
	Buildings within 250ı	m:	Buildings within 500n	n:			
	2		4				
Scheduled Ancient	Scheduled Ancient		Conservation Area: N	ю	Conservation Area		
Monument: No	Monument within				within 150m: 0		
	150m: No						
Registered Park and Gardens:	No	Reg	istered Park and Gard	en	s within 150m: <b>No</b>		
Physical Environment							
Surface Water Flood Risk: 1/3	30Flood Zone 2:			Flo	ood Zone 3:		
FZ2 (% within): 0	FZ3 (% within): 0			FZ3b (% within): 0			
Surrounding uses raise amen	ity concerns? No		Air Quality Managem	en	<b>t Area:</b> No		
Coal Authority High Risk Area	: Coal development	Hig	h Risk Area (%	Со	al development Low		
No	within): No			Risk Area (% within):			
				Ye	S		
Mineral Safeguard Area: Brick	< Clay		Adverse Topography:	N	D		
Accessibility							
Constrained Access: No	Public Right of Way	<b>/:</b> N	0	Ru	ral Site outside		
				de	velopment		
				bo	undary: Yes		
GP/ Health Centre: >1600m	Hospital: >1600m		<b>Open Space:</b> <800m		Post Office: >1600m		
Primary School: >1600m	Secondary School:		College: >1600m		Town Centre:		
	>1600m						
Convenience Store: >1600m	Supermarket: >1600	m	Bus Stop: <800m		Train Station:		
					>1600m		

Site Details			
Site reference: LW9			
Ward: Maer & Whitmore	Site Address: Land Ad	liacent to Slaters Stor	e Road Hill Charlton
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Vacant field		Gross Site Area (Ha): 0.6
Density Applied: 20	Developable Area Ap	plied:85%	<b>Developable Area (Ha):</b> 0.51
Estimated Potential Capacity:	10	Site Gross Capacity:	10
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 10	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			100.010 0
Summary Comments			
	llu avitabla	Cuitable for any	
Suitable for housing: Potentia		Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permission fo	r employment? No
SHELAA Comment:			
The site is disconnected from	the development boun	dary of Baldwin's Gat	e settlement, and
promoted for housing develop	•	•	
14/00875/OUT) on site. Dismi	•		<b>-</b>
in an unsustainable location, f			
surrounding area, and likely to			
A51 has no public footpaths o	-		
result in two properties being			-
for employment development	-		
HG1 of the Chapel and Hill Ch			
has poor access to a range of a			
Site Selection Comment:			
The site is disconnected from	the development hour	dary of Baldwin's Gat	e settlement Refused
planning permission for up to	•	•	
(Ref.APP/P3420/W/15/30229	•		••
adverse effects on the charact		-	
result in increasing car travel.			
footpaths on the site side. The		•	•
the main built area of Baldwin			
Planning and Sustainability			
Green Belt: No	Green Belt	GB Parcel Assessme	•
	Assessment:	N/A	N/A
Playing Pitch Strategy:		Open Space Strateg	
Economic Needs Assessment:		Low Zero Carbon Ol constrained	oportunities: Less
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

Biodiversity Alert Site: No Si	te of Biological	Num	ber of SBIs within	Ancient Woodland: No
•	nportance:	150m		
Number of Ancient	Regionally Import Geological Site: N	ant	RIGS within 150m:	No
Tree Preservation Order: No	Total TPOs onsite	: 1	Heavily Wooded:	<b>Carbon Capture Site</b> No
Agricultural Land Classificatio	on: Grade 3		<b>Landscape Charact</b> Farmlands	er: Maer Sandstone Hills
Heritage				
Listed Building: No	Number of Listed Buildings within 2 0	50m:	Number of Listed Buildings within 50 0	Local Listing: No DOm:
Scheduled Ancient Monument: No	Scheduled Ancien Monument withir 150m: No	-	Conservation Area	: Conservation Area within 150m: 0
Registered Park and Gardens:	No	Reg	sistered Park and Ga	ardens within 150m: No
Physical Environment				
Surface Water Flood Risk: 0	Flood Zone 2:			Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within):	C		FZ3b (% within): 0
Surrounding uses raise amen	ity concerns? No		Air Quality Manage	ement Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal developme within): No	nt Hig	h Risk Area (%	Coal development Lov Risk Area (% within): Yes
Mineral Safeguard Area: Non	e		Adverse Topograpi	hy: No
Accessibility				
Constrained Access: No	Public Right of V	Vay: N	10	Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400r	m Post Office: <1600m
Primary School: <1600m	<b>Secondary School</b> >1600m	•	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m
Convenience Store: <1600m	Supermarket: >16	00m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m

Site Details			
Site reference: LW42			
Ward: Maer & Whitmore	Site Address: Land W	est of Manor Road, we	st of Baldwin's Gate
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Residential	i <b>te Use:</b> Residential / agriculture	
Density Applied: 20	Developable Area Ap	•	<b>Developable Area (Ha):</b> 0.79
Estimated Potential Capacity:	16	Site Gross Capacity: 1	6
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	Delivery Period (6-10 years): 16 Delivery Period (6-10 years): 16 year	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentia	lly suitable	Suitable for emplo	yment: Unsuitable
Availability: Available	Achievable: Yes	L	Viable: Yes
Does the site have planning permission for housing? No	Does the site have pl	anning permission for	employment? No
to be two isolated executive p development. Housing develop and Hill Chorlton, Maer and As poor access to a range of servi <b>Site Selection Comment:</b> This greenfield site is disconne Manor Road which has no pub extends beyond the site, lands the site itself. The shape of the properties curtilages) may pre access to a range of services an Centre.	pment on site would no ston, and Whitmore Ne ces and facilities. Acted from the develop lic footpaths or street scape sensitivity is an is e site (& also when con clude a suitable design	ot be compliant with Po ighbourhood Developm ment boundary of Bald lighting. Owing to the a sue, as is the agricultur sidered against the exis solution across its full	win's Gate. Access via rea of countryside that al land classification of sting neighbouring extent. The site has poor
Planning and Sustainability		1	- 1
	Green Belt		t: Assessed by ARUP:
	Assessment:	N/A	N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opp constrained	oortunities: Less
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
Im	portance: No 150r	n: 0	ncient Woodland:
	Regionally Important Geological Site:	RIGS within 150m: No	)

Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classificatio	n: Grade 3	Landscape Character: Farmlands	Maer Sandstone Hills &	
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 Reg	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:	F	lood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	F	FZ3b (% within): 0	
Surrounding uses raise amen	ty concerns? No	Air Quality Manageme	ent Area: No	
<b>Coal Authority High Risk Area</b> No	: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Part	ially on site	Adverse Topography:	:No	
Accessibility				
Constrained Access: Yes	Public Right of Way: 1	Public Right of Way: No		
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m	
Primary School: <1600m	Secondary School: >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <1600m	<b>Train Station</b> : >1600m	

Site Details			
Site reference: LW48			
Ward: Maer & Whitmore	Site Address: Land at	Chorlton Moss. Baldy	win's Gate
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 3.31
Density Applied: 20	Developable Area Ap	olied:85%	<b>Developable Area (Ha):</b> 2
Estimated Potential Capacity:	40	Site Gross Capacity:	40
Delivery Period (0-5 years): 0	Delivery Period (6-10	years): 40	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potential	ly suitable	Suitable for empl	oyment: Unsuitable
Availability: Available	Achievable: Yes	Suitable for emp	Viable: Yes
•			
Does the site have planning permission for housing? No SHELAA Comment:	Does the site have pla	nning permission to	r employment? No
housing development. Access v public footpaths or street lighti excludes the heavily wooded and large scale development, partice compliant with Policy HG1 of the Neighbourhood Development F right of way adjoins part of the <b>Site Selection Comment:</b> The site borders the development improvements & mitigation wo to it being a single lane with no development. Additionally, the development. The estimated per may harbour biodiversity, flora south of the site, landscape ser The site has access to a range of	ng. Access would requi rea of the site. The surr cularly employment. Ho the Chapel and Hill Chor Plan. The site has acces eastern boundary. ent boundary of Baldwi buld be required. Access public footpaths or str surrounding road netwo otential capacity exclud & fauna. Owing to the nsitivity is an issue. Pub	re improvement. Est ounding road netwo ousing development of ton, Maer and Astor s to a range of servic n's Gate settlement. s via Chorlton Moss v eet lighting which m york does not lend its les the heavily wood area of countryside lic right of way adjoin	imated potential capacity rk does not lend itself to on site would not be n, and Whitmore es and facilities. Public Appropriate access would be constrained due ay restrict the scope of self to large scale ed area of the site, which that extends beyond the
Planning and Sustainability			
	Green Belt Assessment: N/A	<b>GB Parcel Assessme</b> N/A	nt: Assessed by ARUP: N/A
Playing Pitch Strategy: No		Open Space Strateg	
Economic Needs Assessment:	No		oportunities: Unsuitable
Natural Environment			
Local Nature Reserve: No	NR within 150m: No	Special Protection Area: No	Special Area of Conservation: No
SSSI: No S	SSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Numl portance: 150m		Ancient Woodland: No

Number of Ancient	Regionally Important	RIGS within 150m: No		
	Geological Site:			
Tree Preservation Order: No		Heavily Wooded:	Carbon Capture Site: No	
Agricultural Land Classification: Grade 3		Landscape Character: Sandstone Hills & Farn	•	
Heritage				
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m 1	Local Listing: No I:	
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0	
Registered Park and Gardens:	No Reg	gistered Park and Garde	ens within 150m: <b>No</b>	
Physical Environment				
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0		F <b>Z3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No	Air Quality Managem	ent Area: No	
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No		Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Part	ially on site	Adverse Topography:	<b>/:</b> No	
Accessibility				
Constrained Access: Yes	Public Right of Way: Y		Rural Site outside development boundary: No	
GP/ Health Centre: <800m	Hospital: >1600m	<b>Open Space:</b> <400m	Post Office: <800m	
Primary School: <400m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	<b>Town Centre:</b> >1600m	
Convenience Store: <400m	Supermarket: >1600m	<b>Bus Stop:</b> <400m	<b>Train Station</b> : >1600m	

Site Details					
Site reference: LW78					
Ward: Maer & Whitmore	Site Address: La	nd at <sup>.</sup>	The Elms, Sandy Lane	Ba	Idwin's Gate
Deliverable: No		Developable: Yes			reenfield/Brownfield:
Land Owner: Private	Site Use: Agricul	Site Use: Agriculture			ross Site Area (Ha):
Density Applied: 20	Developable Are	ea Apj	blied:85%	De	evelopable Area (Ha): 84
Estimated Potential Capacit	<b>y:</b> 17		Site Gross Capacity:	17	
Delivery Period (0-5 years):	0 Delivery Period	Delivery Period (6-10 years): 17			elivery Period (11-15 ars): 0
Call for Site: Yes				15	
Summary Comments					
Suitable for housing: Potent	ially suitable		Suitable for empl	ovm	ent: Unsuitable
Availability: Available	Achievable: Yes				able: Yes
Does the site have planning		we nla	nning permission fo		
permission for housing? No					
SHELAA Comment:					
The site is located outside th	e development bou	Indarv	of Baldwin's Gate se	ttle	ment, and promoted
for housing development an	•				•
lighting, and does not lend it	· ·		•		•
development on site would r	-			•	
and Aston, and Whitmore Ne	•		•		
services and facilities.					
Site Selection Comment:					
This site is promoted for hou	using and open spac	e. Apr	propriate access impr	ove	ments & mitigation.
addressing issues including S	<b>U</b> 1 1		•		•
required. and could not acco	, ,	•	•		0. /
close proximity to, the devel	-		-		ated outside, but in
services and facilities and its	• •	Daile	win's Gate. The site	has	
beyond the site, landscape s		Owing			access to a range of
of the site itself.	cholding to all loode	-	to the area of count	rysi	access to a range of de that extends
		-	to the area of count	rysi	access to a range of de that extends
Planning and Sustainability		-	to the area of count	rysi	access to a range of de that extends
Planning and Sustainability	Green Belt	-	to the area of count otentially is the agric	rysi ultu	access to a range of de that extends ral land classification
Green Belt: No	Green Belt	e, as po	to the area of count otentially is the agrice GB Parcel Assessme	rysi ultu nt:	access to a range of de that extends ral land classification Assessed by ARUP:
Green Belt: No	<b>Green Belt</b> Assessment: N/A	e, as po	to the area of count otentially is the agrice <b>GB Parcel Assessme</b> N/A	rysi ultu nt:	access to a range of de that extends ral land classification
Green Belt: No Playing Pitch Strategy: No	Assessment: N/A	e, as po	to the area of count otentially is the agrico GB Parcel Assessme N/A Open Space Strateg	rysi ultu nt: y:	access to a range of de that extends ral land classification <b>Assessed by ARUP:</b> N/A
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen	Assessment: N/A	e, as po	to the area of count otentially is the agrice <b>GB Parcel Assessme</b> N/A	rysi ultu nt: y:	access to a range of de that extends ral land classification <b>Assessed by ARUP:</b> N/A
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment	Assessment: N/A	e, as po	to the area of count otentially is the agrico GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op	rysi ultu nt: y: opor	access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen	Assessment: N/A	e, as po	to the area of count otentially is the agricu GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection	rysi ultu nt: y: opor	access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable Special Area of
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment Local Nature Reserve: No	Assessment: N/A	e, as po	to the area of count otentially is the agrico GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection Area: No	rysi ultu nt: y: opor	access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable Special Area of Conservation: No
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment Local Nature Reserve: No SSSI: No	Assessment: N/A ht: No LNR within 150m: SSSI within 250m:	e, as po : No : No	to the area of count otentially is the agricu GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No	rysi ultu nt: y: ppor	Assessed by ARUP: N/A tunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	Assessment: N/A	e, as po : No : No	to the area of count otentially is the agrico GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No	rysi ultu nt: y: ppor	Access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable Special Area of Conservation: No RAMSAR Site within
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	Assessment: N/A ht: No LNR within 150m: SSSI within 250m: Site of Biological	: No : No <b>Numl</b> 150m	to the area of count otentially is the agrico GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No	rysi ultu nt: y: ppor	Access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No
Green Belt: No Playing Pitch Strategy: No Economic Needs Assessmen Natural Environment Local Nature Reserve: No SSSI: No Biodiversity Alert Site: No	Assessment: N/A ht: No LNR within 150m: SSSI within 250m: Site of Biological Importance: Regionally Import	: No : No <b>Numl</b> 150m tant	to the area of count otentially is the agricu GB Parcel Assessme N/A Open Space Strateg Low Zero Carbon Op Special Protection Area: No RAMSAR Site: No Der of SBIs within : 0	rysi ultu nt: y: ppor	Access to a range of de that extends ral land classification Assessed by ARUP: N/A tunities: Unsuitable Special Area of Conservation: No RAMSAR Site within 250m: No

Agricultural Land Classification: Grade 3			Landscape Character: Chapel Chorlton			
			Sandstone Hills & Farmlands			
Heritage						
Listed Building:	Number of Listed		Number of Listed		Local Listing: No	
	Buildings within 250	m:	Buildings within 500n	n:		
	0		0			
Scheduled Ancient	Scheduled Ancient		Conservation Area:		Conservation Area	
Monument: No	Monument within				<b>within 150m:</b> 0	
	<b>150m:</b> No					
Registered Park and Gardens:	No	Reg	istered Park and Gard	en	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 0	Flood Zone 2:			Flo	ood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0			FZ	<b>3b (% within):</b> 0	
Surrounding uses raise amen	ity concerns? No		Air Quality Managem	en	<b>t Area:</b> No	
Coal Authority High Risk Area	a: Coal development	Hig	h Risk Area (%	Со	al development Low	
No	within): No		R		sk Area (% within):	
				Ye	S	
Mineral Safeguard Area: Wit	hin 250m		Adverse Topography:	N	D	
Accessibility						
Constrained Access: Yes	Public Right of Way	<b>/:</b> N	lo	Ru	ral Site outside	
				de	velopment	
				bo	undary: No	
GP/ Health Centre: <800m	Hospital: >1600m		<b>Open Space:</b> <400m		Post Office: <800m	
Primary School: <800m	Secondary School:		<b>College:</b> >1600m		Town Centre:	
	>1600m				>1600m	
Convenience Store: <400m	Supermarket: >1600	m	<b>Bus Stop:</b> <400m		Train Station:	
					>1600m	

Site Details			
Site reference: LW83			
Ward: Maer & Whitmore	Site Address: Land ad Gate	jacent Acreswood, M	lanor Road, Baldwin's
Deliverable: No	Developable: Yes		<b>Greenfield/Brownfield:</b> Greenfield
Land Owner: Private	Site Use: Agriculture		Gross Site Area (Ha): 0.66
Density Applied: 20	Developable Area Ap	plied:85%	<b>Developable Area (Ha):</b> 0.56
Estimated Potential Capacity:	11	Site Gross Capacity:	11
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10	years): 11	<b>Delivery Period (11-15</b> years): 0
Call for Site: Yes	-		
Summary Comments			
Suitable for housing: Potentia	lly suitable	Suitable for empl	loyment: Unsuitable
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have pla	anning permission fo	or employment? No
SHELAA Comment:	-		
The site is isolated and disconr and promoted for housing dev made up of some executive ho lighting. The surrounding road development on site would no and Aston, and Whitmore Neig services and facilities. <b>Site Selection Comment:</b> This greenfield site is isolated a settlement. The site is located The site is contained as it is sur well as being gently sloping to covering part (>10%) of the sit has poor access to a range of s Gate Rural Centre (and Madele <b>Planning and Sustainability</b>	elopment. The site is lo pusing. Access via Mano network does not lend t be compliant with Pol ghbourhood Developme and disconnected from at Madeley Park which rrounded by a number wards Whitehouse Woo e. Access via Manor Ro services and facilities. Ro ey & Madeley Heath Joi	cated at Madeley Pa r Road has no public itself to large scale d icy HG1 of the Chape ent Plan. The site has the development bo is made up of a num of mature trees & ne od. Surface water flo ad has no public foot emote from the main nt Rural Centre).	rk which appears to be footpaths or street levelopment. Housing el and Hill Chorlton, Maer poor access to a range of undary of Baldwin's Gate ber of existing residences ighbouring properties, as od risk, 1:100 & 1:1000 paths or street lighting. It built area of Baldwins
Green Belt: No	Green Belt	GB Parcel Assessme	ent: Assessed by ARUP:
	Assessment: N/A	N/A	N/A
Playing Pitch Strategy:		Open Space Strateg	y:
Economic Needs Assessment:		Low Zero Carbon O <sub>l</sub> constrained	pportunities: Less
Natural Environment		·	
Local Nature Reserve: No	L <b>NR within 150m</b> : No	Special Protection Area: No	<b>Special Area of</b> Conservation: No
	SSSI within 250m: No	RAMSAR Site: No	RAMSAR Site within 250m: No
-	e of Biological Num portance: 150m		Ancient Woodland: No

Number of Ancient	Regionally Important	RIGS within 150m: No	
	Geological Site: No		
Tree Preservation Order: No		Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character:   Redland Farmlands	Madeley Ancient
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 Reg	istered Park and Garde	ns within 150m: <b>No</b>
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	n Flood Zone 2:	F	lood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0	F	<b>Z3b (% within):</b> 0
Surrounding uses raise amen	ity concerns? No	Air Quality Manageme	ent Area: No
<b>Coal Authority High Risk Area</b> No	a: Coal development Hig within): No	F	Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On s	site	Adverse Topography:	No
Accessibility			
Constrained Access: Yes	Public Right of Way: N	c	Rural Site outside levelopment ooundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: >1600m	<b>Secondary School:</b> >1600m	<b>College:</b> >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	<b>Bus Stop:</b> <1600m	<b>Train Station</b> : >1600m

Site Details		
Site reference: LW84		
Ward: Maer & Whitmore	Site Address: Land North of Stone R	Road (A51), Baldwin's Gate
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 2.33
Density Applied: 20	Developable Area Applied:80%	Developable Area (Ha): 1.86
Estimated Potential Capacity:	37 Site Gross Ca	pacity: 37
<b>Delivery Period (0-5 years):</b> 0	Delivery Period (6-10 years): 37	Delivery Period (11-15 years): 0
Call for Site: Yes		
Summary Comments		
Suitable for housing: Potentia	lly suitable Suitable fo	or employment: Unsuitable
Availability: Available	Achievable: Yes	Viable: Yes
Does the site have planning	Does the site have planning permis	sion for employment? No
permission for housing? No		
SHELAA Comment:	·	
The site is disconnected from t	he development boundary of Baldwi	n's Gate settlement, and
promoted for housing develop	ment. Neighbouring SHELAA site refe	erence LW9 has a refused
planning permission for up to	8 dwellings (Ref. 14/00875/OUT). Dis	missed at appeal (Ref.
APP/P3420/W/15/3022963) d	ue to the site being in an unsustainab	le location, foreseeable adverse
effects on the character and a	opearance of the surrounding area, a	nd likely to result in increasing
car travel. Suitability assessme	nt reflects this. Access via Sandy Lane	e or Woodside has no public
footpaths or street lighting. Th	e A51 does, however, have street lig	hting and a public footpath on
the site side. Housing develop	ment on site would not be compliant	with Policy HG1 of the Chapel
and Hill Chorlton, Maer and As	ton, and Whitmore Neighbourhood I	Development Plan.The site has
poor access to a range of servi	ces and facilities.	
Site Selection Comment:		
The site is disconnected from t	he development boundary of Baldwi	n's Gate settlement, and
promoted for housing develop	ment. Neighbouring SHELAA site refe	erence LW9 has a refused
	8 dwellings (Ref. 14/00875/OUT). Dis	
	ue to the site being in an unsustainab	
· · · · · · ·	opearance of the surrounding area, a	
	in the north west of the site. A agricu	,
	Hedgerows along site boundaries whi	
	A51) Access via Sandy Lane or Wood	

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.

Planning and Sustaina	bility			
Green Belt: No	Green Belt	GB Parcel Assessment:	Assessed by ARUP:	
	Assessment:	N/A	N/A	
Playing Pitch Strategy:		Open Space Strategy:		
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less		
		constrained		
Natural Environment				

Local Nature Reserve:			Special Protection Area:		Special Area of Conservation:	
SSSI:	SSSI within 250m: No		RAMSAR Site:		RAMSAR Site within 250m: No	
-	ite of Biological Numb nportance: 150m				ent Woodland:	
Number of Ancient	0 / 1		RIGS within 150m:	No		
Woodlands within 150m: 0	Geological Site:				Γ	
Tree Preservation Order:	Total TPOs onsite: 0		Heavily Wooded:		Carbon Capture Site: No	
Agricultural Land Classificat	ion: Grade 3	n: Grade 3 Landscape Farmlands		Character: Maer Sandstone Hills &		
Heritage						
Listed Building:	Number of Listed Buildings within 2 0	.50m:	Number of Listed Buildings within 50 0	0m:	Local Listing: No	
Scheduled Ancient Monument: No	Scheduled Ancien Monument within 150m: No		Conservation Area:		Conservation Area within 150m: 0	
Registered Park and Gardens	S: No	Reg	sistered Park and Ga	rden	s within 150m: <b>No</b>	
Physical Environment						
Surface Water Flood Risk: 0	Flood Zone 2:			Flood Zone 3:		
FZ2 (% within): 0	FZ3 (% within):	FZ3 (% within): 0		FZ		
Surrounding uses raise ame	nity concerns? No		Air Quality Manage	men	<b>t Area:</b> No	
<b>Coal Authority High Risk Are</b> No	ea: Coal developme within): No			gh Risk Area (% Co Ri Ye		
Mineral Safeguard Area: No	e Adverse Topography		<b>y:</b> N	r: No		
Accessibility			•			
Constrained Access: No	Public Right of \	Public Right of Way: No		de	Rural Site outside development boundary: Yes	
GP/ Health Centre: <1600m	Hospital: >1600m		Open Space: <400m	۱ ١	Post Office: <1600m	
Primary School: <1600m	Secondary School >1600m	:	College: >1600m		<b>Town Centre:</b> >1600m	
Convenience Store: <1600m	Supermarket: >16	600m	<b>Bus Stop:</b> <400m		<b>Train Station</b> : >1600m	

# 17. Appendix 3: Maps

# Newcastle-under-Lyme (Strategic Centre)



Bradwell

#### **Cross Heath**



Clayton



### **Crackley & Red Street**



### **Holditch & Chesterton**







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)

