

## **Newcastle Employment Land**

Paragraph 5.42 of the CSS indicates that in the Borough, a further 29 hectares of employment land will need to be found to meet the RSS targets for employment land. This represents just over a quarter of the total allocation, equivalent to the last six years of the 20 year period 2006 to 2026. This paper, in answer to the Inspector's question at the hearing on 28<sup>th</sup> April, is intended to give confidence that this requirement will be able to be met.

Though some of the sites or areas referred to have had a planning permission, many have not. This paper is not intended to imply that planning permission would be obtainable. They are identified in a similar way to the SHLAA – showing potential at this early stage.

All will be investigated further in the Employment Land Review, which will serve as part of the evidence base for the Allocations DPD.

None of these potential new developments would constitute sub-regional employment sites, which are in any case well provided for as part of the current portfolio.

### **Expansion of existing sites**

These are relatively new sites where there are still plots being developed/marketed, but success may give pressure for expansion. Adjacent land is available without encroachment onto Green Belt. (The exception is Silverdale Colliery, where part of the redevelopment already encroaches onto the Green belt, due to its boundary having been drawn closely around colliery buildings no longer present.)

Silverdale Colliery:-

1.5ha forming a possible extension at the south eastern boundary of the site already developed

Knutton Business Park:-

1.1ha available within the boundaries of the existing site.

Silverdale Business park (Maries Way):-

1.1ha available within the existing site, plus potential for expansion on land that has been considered in previous Local Plans 5.0ha

### **Major redevelopment of previous employment land now under or un-used.**

London Road Chesterton 5.4ha (Principle established in 2003 Local Plan)

West Avenue Kidsgrove:- Intensification and redevelopment, combination of permitted site, and two redevelopment sites, one currently being marketed. 8.0ha

Apedale Sawmills – this would form an extension to Rowhurst (already being marketed and included in the figures) but it has potential in its own right. There was previously a permission, now lapsed. Approximate site area 5.5ha

## Other sites

Kidsgrove Station yard and Liverpool Road East, Kidsgrove. Two sites from previous Local Plans. 1.9ha in total

Chemical Lane, Longbridge Hayes. Major undeveloped site at northern end created by Tunstall Northern Link road. (adj large Class B site) 3.5ha

Newcastle Stadium – this would form an extension to Lymedale. But has also been recognised in the SHLAA. 6.3ha

Site of former Bristol Street Motors. Included in the SHLAA but discounted as part of the five year supply. 1.3ha

## Summary

Silverdale Colliery	1.5ha
Knutton Business Park	1.1ha
Silverdale Business Park	6.1ha
London Rd., Chesterton	5.4ha
West Ave., Kidsgrove	8.0ha
Apedale Sawmills, Chesterton	5.5ha
Kidsgrove	1.9ha
Chemical Lane, Longbridge Hayes	3.5ha
Newcastle Speedway Stadium, Chesterton	6.3ha
Former Bristol St Motors, London Rd, Newcastle	1.3ha
<b>TOTAL</b>	<b>40.6ha</b>

This includes 7.6ha also recognised as having alternative housing potential. However, this list takes no account of “windfalls” – the inevitable redevelopment and intensification of older industrial areas not yet identified, and of small changes of use in the rural service centres.

## Conclusions

Although there is clearly sufficient land to give the required confidence, it is accepted that there is not an abundance of available land within the confines of the urban area. This is not surprising given the Council’s record on bringing former mining and despoiled land forward for employment use. (Very little remains.) In the longer term it is clear that consideration will need to be given to the use of land that is currently Green Belt. However, it is the Council’s strong preference that this should not be considered until all other avenues have been exhausted. To encroach onto Green Belt land earlier than is needed, especially as no high quality sites are being sought at this stage, could jeopardise the North Staffordshire Regeneration programme, which focuses investment primarily into the Urban Core.