

Newcastle-under-Lyme Borough
Council and Stoke-on-Trent City
Council

**Green Belt Assessment Part 2
Study**

Full Report

Final | 09 December 2020

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 Overview

In November 2018, Ove Arup and Partners ('Arup') was appointed by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council ('the Councils') to prepare a site review methodology and complete site assessments for the Green Belt sites being considered for release through the emerging joint Local Plan. This study should be read alongside the joint Green Belt Assessment (November 2017) prepared by Arup.

Figure 1 below illustrates the stages which will be undertaken as part of this study. The first stage of the process undertaken by the Councils was an initial sift of sites using the Strategic Housing Land Availability Assessment (SHLAA) (2017) and the Employment Land Review (ELR) (2015) criteria to reject sites based on hard constraints and/or lack of availability. The Local Plan strategic objectives were then applied to this longlist of sites in order to assess them for their strategic fit to act as a second sieve to get down to the contender sites. This process resulted in 71 contender sites in Newcastle-under-Lyme and 12 contender sites in Stoke-on-Trent. Site maps are provided at Appendix A. Only these sites will be considered as part of this study. A separate methodology has been prepared by the Councils explaining the process that was undertaken in further detail. In order to ensure that no sites which could have been weak performing in Green Belt terms had been excluded over moderate or strong performing sites as a result of this shortlisting process, the Councils undertook a high-level exercise applying the findings from the parcel assessment. All weak performing parcels were considered against the SHLAA suitable, available and achievable criteria to identify whether any sites falling within these parcels needed to be brought back into the process.

A Green Belt assessment of these contender sites was then undertaken by applying the same methodology as the joint Green Belt Assessment (November 2017).

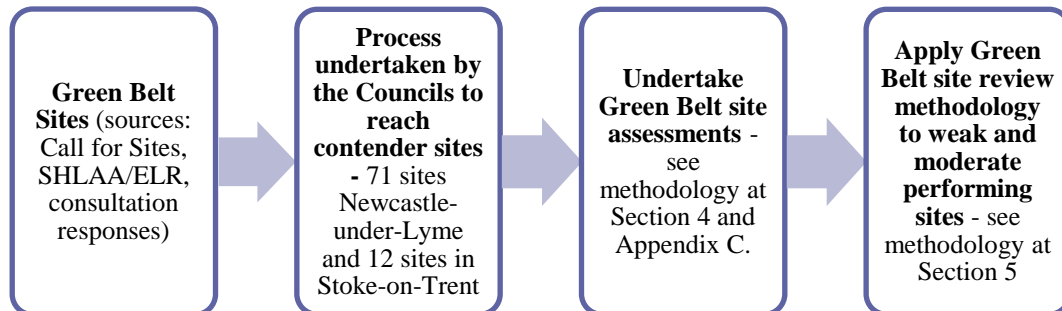
The next stage involved taking the weak and moderate performing Green Belt sites through the Green Belt site review methodology in order to identify the most appropriate sites for the Councils to take forward for consideration for release.

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

- Recommendations to 'consider sites further or 'exclude from process' does not imply that a site will or won't be released from the Green Belt. It is up to the Councils to choose whether or not to accept the recommendations.
- Alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Councils will need to develop the exceptional circumstances case if they intend to release sites from the Green Belt.

- If the Councils conclude that it is necessary to release sites from the Green Belt they will also need to consider how the impact of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

Figure 1. Overview diagram



1.2 Context

The Councils published the Preferred Options joint Local Plan for consultation in February 2018. The Preferred Options document was accompanied by a number of Technical Papers which concluded that there remains a housing shortfall in Newcastle of 2,099 dwellings or 1,287 across the plan area if the surplus identified within Stoke-on-Trent is taken in to account. Whilst the Newcastle urban area remains the focus for this (via continued urban regeneration and potential surplus open space), this would not provide the additional capacity required. Therefore in light of the alternatives and the findings of the sustainability appraisal, the Green Belt is considered to represent the most sustainable and appropriate location to accommodate additional growth. In terms of employment land, it was concluded that although sufficient land is available to meet employment development needs, the land does not meet qualitative requirements and therefore sites within the Green Belt were identified.

Following the publication of the revised NPPF in February 2019 which clarifies the policy basis for demonstrating exceptional circumstances, the Councils have undertaken additional work to establish whether exceptional circumstances justifying the alteration of Green Belt boundaries (as identified through the Preferred Options consultation) are still considered to exist. As part of this work, the Councils reviewed their respective SHLAA documents to ensure that the maximum possible amount of brownfield and under-utilised land is considered for development in the draft Local Plan.

1.3 Structure of Report

This report is structured as follows:

- Section 1 introduction to the report and its structure.
- Section 2 provides a review of national policy and guidance relevant to Green Belt Assessments and site review/selection.

- Section 3 considers the adopted and emerging local planning policy context including the recent Preferred Option joint Local Plan consultation. It reviews the Councils' approach to the selection of sites within the existing urban area and the settlements given the need to closely align the Green Belt site review methodology with this existing approach. It also provides a review of the approach to site selection/review adopted by other local authorities and any lessons that can be learnt.
- Section 4 and Appendix C set out the Green Belt Assessment methodology as applied in the November 2017 assessment prepared by Arup. In light of the publication of the revised NPPF it considers whether any changes are required to the methodology.
- Section 5 sets out the methodology to be applied in the review of Green Belt sites considering suitable, available and achievable criteria and Green Belt considerations in order for a recommendation to be made as to whether the Councils should consider the site further or exclude it from the process.
- Section 6 sets out the findings from the Green Belt assessments of the contender sites applying the same method used for the original Green Belt Assessment (November 2017). The detailed Green Belt assessment tables can be found at Appendix F and a map of the overall assessment findings can be found at Appendix G.
- Section 7 sets out the findings from taking the weak and moderate performing sites through the Green Belt site review methodology. It provides a summary of the site conclusions and overall recommendations. The detailed Green Belt site review proformas can be found at Appendix H.
- Section 8 provides a brief commentary on next steps.

2 National Policy and Guidance

2.1 Overview

The following section provides a review of the policy context and guidance in relation to Green Belt Assessments and site selection drawing on the National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) (March 2019). As the joint Green Belt Assessment was published in November 2017, prior to the publication of the revised NPPF (2019), this section provides a review of the relevant paragraphs of the revised NPPF in relation to Green Belt Assessments to assess whether any changes are required to the Green Belt assessment method. On the whole it is considered that the overall aim and purpose of the Green Belt in the revised NPPF remains unchanged.

2.2 National Planning Policy Framework (2019) and Planning Practice Guidance (2019)

2.2.1 Green Belt

Section 13 of the NPPF provides the framework for protecting Green Belt Land, and in particular paragraphs 133 and 134 of the NPPF sets out the role and purpose of the Green Belt, as follows:

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

134. Green Belt serves five purposes:

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

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 133) and stipulates that: *“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”* (paragraph 136).

The NPPF makes clear that, in revising Green Belt boundaries, local planning authorities should have regard to their intended permanence and seek to ensure that the boundaries defined will endure beyond the plan period. Furthermore, *“where a need for changes to Green Belt boundaries is established through strategic policies,*

detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans” (paragraph 136).

Paragraph 138 of the NPPF seeks to align a review of Green Belt boundaries with sustainable patterns of development and strategic policy-making authorities are encouraged to consider the consequences for sustainable development of channeling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. It also states: *“Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”*

With regard to amending Green Belt boundaries, paragraph 139 states that plans should:

- “a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;*
- b) not include land which it is unnecessary to keep permanently open;*
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

Finally, national planning policy and guidance are clear that the permanence of the Green Belt is of great importance, as its legacy will last well beyond a plan period. The NPPF and PPG do not provide any specific guidance on how Green Belt Assessments should be conducted and/or the methodology to be applied.

2.2.2 Site Selection

The NPPF states that the Local Plan must be ‘justified’ with *“...an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence”* (see paragraph 35). This is a key test of soundness and is fundamental to the site selection process. How the various sites that have been put forward for consideration and how they have performed against each other when measured against a range of set criteria is therefore relevant to satisfying this test. The NPPF and PPG both identify the concepts of suitable, available and achievable as forming the relevant criteria against which to assess whether sites are deliverable and developable. As such, these will form central elements of the

site review methodology. The following section considers how these concepts are defined in national policy and guidance.

Considerations in Allocating Sites – Suitable, Available, Achievable

The NPPF states in paragraph 67 that, “*strategic planning authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

- *specific, deliverable sites for years one to five of the plan period; and*
- *specific, developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan”.*

The term deliverable is defined in the Glossary as follows:

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

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The term developable is defined as follows:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Whilst Paragraphs 47 and 49 of the NPPF relate to housing, the concepts of suitable, available and achievable sites is also relevant to the identification of land for other uses. The PPG section on the ‘Housing and Economic Land Availability Assessment’ (HELAA) provides further guidance on this.

Paragraph 017 of the PPG sets out the factors to be considered as to whether sites are likely to be developed. It states: “*Plan-makers will need to assess the suitability, availability and achievability of sites, including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period.*” (Reference ID: 3-017-20190722)

Recent experience of the independent Examination of other Local Plans including Arup's experience at the Cheshire East Local Plan Examination in Public has demonstrated the crucial importance of this aspect of government policy and the risks of failing to provide robust evidence to demonstrate adequately that the housing strategy and economic strategy are sufficiently 'aligned' and/or satisfactorily integrated.

Suitability

At Paragraph 018, the HELAA section of the PPG sets out the factors to be considered when assessing suitability. It notes that plan-makers may wish to consider information collected as part of the initial site survey. Paragraph 015 lists the following information:

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

These considerations are echoed throughout the NPPF. Paragraph 11 sets out the presumption in favour of sustainable development. For plan-making, this means:

- *“plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - *The application of policies in [the NPPF] that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole”.*

Policies that protect areas or assets of particular importance related to those in the NPPF (rather than those in development plans) and are defined in footnote 6 as follows:

“Habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.”

The NPPF provides further explanation as to how the above factors should be into account in plan-making.

Paragraph 117 states that: *“Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

In terms of the climate change factors of flood risk, coastal change, water supply and changes to biodiversity and landscape, Paragraph 149-150 of the NPPF requires new development to be planned to avoid increased vulnerability to these factors.

On flood risk, Paragraph 155 states that: *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).”*

Paragraph 171 states that plans should *“...allocate land with the least environmental or amenity value, where consistent with other policies in this Framework...”*

Paragraph 170 requires planning policies and decisions to enhance the natural and local environment by *“...protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”*

Paragraph 180 states that planning policies should *“ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.”*

Paragraph 181 requires planning policies and decisions to take into account the presence of Air Quality Management Areas.

Paragraph 32 of the NPPF states that *local plans and spatial development strategies should be informed by a sustainability appraisal that meets the relevant legal requirements, which “should demonstrate how the plan has addressed relevant economic, social and environmental objectives ... significant adverse*

impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued". It is therefore imperative that the site review methodology ensures that potential allocations do not cause significant adverse economic, social or environmental harm.

Availability

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

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

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

Achievability

The NPPF focuses on the importance of Local Plans to "be prepared positively, in a way that is aspirational but deliverable" (paragraph 16). Plans should allocate sufficient sites to deliver strategic priorities (paragraph 23).

The NPPF emphasises that local plans should be deliverable. The NPPF in the glossary at Annex 2 defines deliverable as follows: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

Paragraph 34 advises that: *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."*

PPG sets out the factors to be considered when assessing achievability including whether the development of the site is viable. Paragraph 020 states:

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.” (Reference ID: 3-020-20190722). The PPG section relating to viability clarifies that the above policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of CIL and Section 106. (Reference ID: 10-001-20190509).

Paragraph 002 states that *“the role for viability assessment is primarily at the plan making stage. Viability assessments should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.”* (Reference ID: 10-002-20190509).

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

2.2.3 Overcoming Constraints

Where constraints that impact on suitability, availability and achievability have been identified, the PPG advises that consideration should be given to actions required to remove them (including how and when and the likelihood of sites/broad locations being delivered). Such actions may include new infrastructure investment, addressing fragmented land ownership, environmental improvements or reviewing development plan policy. (Reference ID: 3-021-20190722).

3 Local Policy Context and Good Practice Review

3.1 Overview

This section summarises the adopted and emerging local planning policy context relevant to site selection and review and provides a review of the approaches to site selection adopted by other local authorities and any lessons that can be learnt. The local planning policy context and review of good practice relevant to Green Belt Assessments is set out in the joint Green Belt Assessment (November 2017) and remains unchanged.

The development plan for Stoke-on-Trent comprises the Joint Core Spatial Strategy (2009) and the saved policies of the Stoke-on-Trent City Plan – Revised City Plan 2001. The Greenscape Policies and Proposals in the City Plan include the aim to “...maintain the Green Belt around the City and protect and enhance open land elsewhere in the City.” Saved Policy GP1 sets out a general presumption against development in the Green Belt.

The development plan for Newcastle-under-Lyme comprises the Joint Core Spatial Strategy (2009) and the saved policies of the Newcastle-under-Lyme Local Plan 2011. Saved Policy S3 sets out a presumption against development in the Green Belt.

There are no specific policies provided in relation to Green Belt in the Joint Core Spatial Strategy (2009) given that the saved policies of the Local Plans apply.

The Councils are working on a new joint Local Plan, which will set out the vision for growth over the next 20 years. In February/March 2016 and July/August 2017 the Councils consulted on the Issues and Strategic Options version of the document. Following on from this, the Councils undertook a Preferred Options consultation in February 2018 which provided an initial set of preferred housing and employment site locations to accommodate the predicted levels of growth. In connection with the Preferred Options consultation the Councils undertook an additional call for sites. Accompanying the Preferred Options consultation document the Councils published the following Technical Papers:

- Housing Technical Paper - this discussed the level of housing need, and the selection of sites to meet this need. This included a list of all sites that had been considered within the SHLAA and detail as to whether they had been preferred or not, and the reasoning why.
- Green Belt Technical Paper - this explored and provided evidence for the case for exceptional circumstances.
- Employment Technical Paper – this discussed the level of employment land required and the preferred employment land supply as well as the type and quality of employment land.

The Councils joint SHLAA (2017) and joint ELR (2015) forms part of the evidence base accompanying the emerging Local Plan. Given that these documents represent the established approach to site selection for sites within the

existing urban area and the inset settlements, it is important that the approach to the Green Belt site review is aligned with these. The following sections therefore highlight site review criteria and relevant considerations from these documents.

3.2 Joint Local Plan Preferred Options Consultation (February 2018)

The Preferred Options Consultation document sets out the Councils' preferred development strategy and sites. It is based on a growth scenario aiming to provide a minimum of 199 hectares of employment land and 27,800 houses during 2013-33. Appendix 4 sets out the proposed vision, aim and objectives which were revised in light of the representations received through the Strategic Options consultation.

In relation to Green Belt, paragraphs 4.3-4.4 of the consultation document highlight that Stoke-on-Trent's current housing requirement can be met within the urban area and it is therefore not considered justifiable to go into the Green Belt for the delivery of sustainable development, however some minor amendments to the boundaries may be required in order to correct historic mapping inconsistencies.

In relation to Newcastle-under-Lyme, paragraph 4.4 states:

"...it is considered to be a strong case for amending the Green Belt boundary to ensure the objectives of the Joint Local Plan can be achieved. While not an exhaustive list, the principal factors that the Borough Council consider capable of amounting to "exceptional circumstances" and would therefore justify amendment to the Green Belt boundary are:

- *Newcastle-under-Lyme's Housing Need.*
- *Newcastle-under-Lyme's House Prices & Affordability Issues.*
- *Newcastle-under-Lyme's Affordable Housing Need.*
- *Establishing a demographic balance to support identified employment growth.*
- *Providing higher value jobs within the Plan area and taking advantage of the socio-economic benefits of the success of Keele, whilst seeking to retain and attract graduates and encouraging greater embryonic business creation."*

The consultation document describes how the accompanying Green Belt Technical Paper sets out a site selection process where sites were assessed according to their suitability, availability and achievability, along with consideration to the extent to which their release would address the factors listed above. Paragraph 4.5 states: *"The primary objective in identifying the most appropriate sites is influenced by the requirement to achieve a sustainable pattern of development, proximity to major urban area and alongside transport interchanges, corridors and beside major existing centres to access and support*

facilities and services. It is the sustainability benefits associated with potential Green Belt release which must on-balance outweigh harm to the Green Belt.”

The document emphasises that in amending the Green Belt boundaries the Councils are committed to ensuring the overall integrity of the Green Belt is maintained.

Housing Technical Paper (December 2017)

The Housing Technical Paper presented four options for housing growth. Growth Option C (supporting economic growth) (OAN), which requires 1,390 new houses annually (or 27,800 between 2013 and 2033) was considered the preferred growth option as it seeks to deliver the needs of the HMA, and was therefore more realistic, positively prepared and consistent with national policy. Overall this option was considered to be aspirational but deliverable.

The Councils then undertook an assessment of sites within the existing built up areas of Stoke-on-Trent, Newcastle-under-Lyme and Kidsgrove, as well as the village envelopes of rural settlements. In selecting preferred sites for allocation, evidence from the Councils' SHLAAs was used. These sites were free of viability or availability issues and were assessed in terms of their suitability in the SHLAA. This included a review of site constraints, such as access and ground conditions as well as further assessment of land required for employment across the plan area (para 2.3). Green Belt and open countryside sites were not considered at that stage.

Following this exercise a shortfall of 4,297 dwellings was highlighted across the housing market area without any Green Belt release. The Paper considers a number of broad location options for future housing and concludes that Broad Location Option 6 is the preferred option. Broad Location 6 consists of a combination of urban, suburban and rural village development and major urban and rural extensions in the countryside and Green Belt.

The Council then explored ways in which to increase housing provision in Newcastle-under-Lyme – further details of which are set out below in the review of the Green Belt Technical Paper. Following this exercise and taking account of Green Belt sites earmarked for potential release, there remains a shortfall in Newcastle of 2,099 dwellings or 1,287 across the plan area if the surplus identified within Stoke-on-Trent is taken in to account.

The Paper then sets out three options for accommodating Newcastle's housing shortfall, as follows:

- Option 1: Accommodating the shortfall within the existing urban area of Newcastle and Kidsgrove;
- Option 2: Identifying additional capacity within and surrounding the Borough's rural settlements; and
- Option 3: Exporting housing need.

The order of the above options indicates a degree of preference to meeting the shortfall however the amount of housing that each option would take will not be known until further evidence is gathered.

Employment Technical Paper (December 2018)

The Employment Technical Paper considers four growth scenarios concluding that Growth Scenario C is the preferred option as it represents a positive increase in growth and a realistic uplift on past trends, “...it seeks to deliver the objectively assessed needs of the Joint Local Plan area, resulting in an identified need for 199 hectares of employment land to be delivered across the plan area between 2013 and 2033.” (para 2.22) The OAN is made up of 68 hectares for Newcastle-under-Lyme and 131 hectares for Stoke-on-Trent.

The Paper then considers a number of broad location options and concludes that Broad Location 6 is the preferred option as it provides greater potential to achieve simultaneous social, economic and environmental benefits. Broad Location 6 consists of a combination of urban, suburban and rural village employment land and major urban and rural extensions in the countryside and Green Belt.

The Paper goes on to consider the preferred employment land supply and the type and quality of employment land. It concludes that although sufficient land is available to meet employment development needs, the land does not meet qualitative requirements. Further sites were identified for employment development at Keele, within the Green Belt.

Green Belt Technical Paper

The Green Belt Technical Paper reiterates the information set out in the Housing and Employment Technical Papers concluding that Growth Option C and Broad Location 6 are the preferred options for future housing and economic development. Paragraph 3.12 concludes the following:

“The evidence provided in both the housing and employment technical papers indicates that within the existing urban areas there is insufficient land available to provide for the needs of the Joint Local Plan area, without Green Belt release. It is evident that the available land supply within Newcastle-under-Lyme is the limiting factor towards accommodating the Joint Local Plan area’s development needs as Stoke-on-Trent are able to meet their own apportionment of the Plan’s OAN, with the exception in B1a/b employment land, where there is a deficiency. Green Belt release is, therefore, required to achieve a step change in the economy.”

The Paper then considers the options to accommodate additional housing and employment needs within Newcastle-under-Lyme. It states that whilst the Newcastle urban area remains the focus for this (via continued urban regeneration and potential surplus open space), the options to increase land supply in the urban area are not realistic and would not provide the additional capacity required (para 5.20). It is concluded that in light of the alternatives and the findings of the sustainability appraisal, the Green Belt is considered to represent the most sustainable and appropriate location to accommodate additional growth (para

5.23). This is due to: “...the provision of housing and employment in close proximity, access to existing physical and social infrastructure, and the potential to limit / mitigate harm to the Green Belt” (para 5.23).

Paragraph 6.12 sets out the factors considered capable of amounting to ‘exceptional circumstances’ as set out above in the Consultation Document.

The Paper sets out the assessment criteria which was used to inform the initial Green Belt site selection process for the preferred housing and employment sites in the Green Belt:

“Housing Assessment Criteria

1. *Developable site (in full or part) or site (in full or part) that is constrained by policy constraints which can be removed or mitigated.*
2. *The Green Belt parcel assessment affecting the site indicates its overall contribution to the purposes of the Green Belt is no greater than moderate. This is to ensure that the development of a site does not lead to an unacceptable harm to the Green Belt function.*
3. *Were the site to be released from the Green Belt durable boundary features are available to prevent encroachment/sprawl.*
4. *Connected to Major Urban Area (Newcastle / Kidsgrove).*
5. *Is within 2km of the strategic road network (A34, A500, A50 and M6).*
6. *Within 500 metres of existing or proposed employment opportunities.”*

...Employment Assessment Criteria...

1. *Developable site (in full or part) or site (in full or part) that is constrained by policy constraints which can be removed or mitigated.*
2. *The Green Belt parcel assessment affecting the site indicates its overall contribution to the purposes of the Green Belt is no greater than moderate. This is to ensure that the development of a site does not lead to an unacceptable harm to the Green Belt function.*
3. *Were the site to be released from the Green Belt durable boundary features are available to prevent encroachment/sprawl.*
4. *Connected to an existing employment or academic centre.*
5. *Is within 2km of the strategic road network (A34, A500, A50 and M6)*
6. *Within 500 metres of existing or proposed housing opportunities.” (para 7.6)*

In identifying a Strategic Development Opportunity, Appendix 3 of the Technical Paper provides a high-level assessment of a number of options for large scale development (approximately 100+ dwellings). This assessment concluded that a cluster of interconnected sites positioned between Newcastle’s urban area and Keele village (collectively providing in excess of 2,400 dwellings) was the preferred option taking into account the following factors: physical constraints, policy constraints, sustainability considerations, addressing Newcastle’s shortfall,

viability and deliverability, employment links, Keele University/Science and Innovation Park links, Green Belt enhancement, and transport considerations.

3.3 Joint SHLAA Methodology (July 2017)

The Councils prepared a joint SHLAA methodology to produce their separate SHLAAs. The SHLAAs provide an assessment of the suitability, availability and achievability of sites within the urban area and inset settlements. Green Belt sites were not considered in the SHLAAs. The methodology sets out the criteria for assessing suitability, availability and achievability and is based on the guidance contained in PPG. Where constraints are identified which may impact on suitability, availability and achievability, paragraph 3.46 states that the Council will consider the required action to overcome the constraints.

Appendix A and B of the SHLAA Methodology report set out the suitable, available and achievable assessment criteria for Newcastle and Stoke respectively.

3.4 Joint Employment Land Review (December 2015)

In accordance with PPG the ELR provides an assessment of suitability for employment use against the following criteria (as set out in paragraph 7.15-24):

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risks, pollution or contamination (where known). Examples of these include the site being within 400m of a bus stop, conservation or landscape constraints, adverse ground conditions or abnormal development costs, access to the strategic road network – defined as A34, A50 and A500, flood risk zone);
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed (e.g. high profile appearance, managed site, good quality of occupiers, under 10% vacant, viewed as attractive by agents/occupiers, recent investment/development activity, strong demand, units rarely available);
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas;
- Suitability for specific uses (including the potential for sites to utilise any nearby rail network for rail freight use);
- Planning constraints;
- Potential timescales for delivery; and
- Barriers to the delivery of undeveloped sites (e.g site occupied, need for infrastructure, fragmented ownership).

Broad scoring criteria of ‘Very Good / Good / Average / Poor / Very Poor’ was used in order to provide a broad indication of the overall quality of employment land supply.

3.5 Good Practice Review

A review of the approaches to Green Belt site selection adopted by other local authorities whose Local Plans have been found sound at Examination and have recently been adopted (all adopted applying NPPF 2012) is provided in Appendix B. Whilst the approaches vary slightly, there are many similarities which can be drawn and which can be applied in shaping the method for the current study. The approaches of the following authorities have been considered:

- Nuneaton and Bedworth Council (Local Plan adopted 11 June 2019)
- Stevenage Council (Local Plan adopted 22 May 2019)
- Guildford Council (Local Plan adopted 25 April 2019)
- Kirklees Council (Local Plan adopted 27 February 2019)
- Barnsley Council (Local Plan adopted 3 January 2019)
- Cheshire East Council (Local Plan adopted 27 July 2017)

All of the authorities applied Green Belt considerations alongside development constraints as part of their approach although this took varying forms. A number of the authorities used similar criteria to the SHLAA and ELR utilising a pro-forma based approach. Barnsley, Kirklees and Cheshire East all applied a red/amber/green traffic light qualitative scoring system whereas Nuneaton and Bedworth utilised qualitative descriptions only. Barnsley Council also attached numerical scores to the traffic light system which was then totalled up to give a total score for each site. Barnsley, Kirklees and Cheshire East applied the same methodology and pro-forma to their non-Green Belt sites and their Green Belt sites.

All of the authorities used the findings from their Green Belt Assessments or Reviews to feed into the site selection process. Nuneaton and Bedworth Council considered low performing parcels in the first instance however as there were insufficient numbers to meet their requirements, they considered low-medium performing parcels ensuring that the wider Green Belt was not unduly compromised. The Local Plan Inspector stated that this approach was justified. Similarly, Guildford Council only considered low sensitivity areas at first however due to shortfall early in the plan period and unmet needs within the HMA, they had to revisit this approach. Barnsley Council also considered their weak performing parcels in the first instance. The Local Plan Inspector for Cheshire East Council noted positively that the Council had considered the Green Belt sites in a sequential manner based on their contribution to Green Belt purposes, ranging from ‘no contribution’, through to ‘significant’ and ‘major contribution’.

Taking a slightly different approach, Guildford and Stevenage included their Green Belt site selection process as part of their wider Green Belt Studies. Guildford Council prepared a Green Belt and Countryside Study consisting of a number of volumes which included a Green Belt purpose assessment, Green Belt site selection, and Green Belt Village Study amongst other things. The Study identifies Potential Development Areas taking into account Green Belt factors combined with sustainability criteria (distance to services and facilities) and environmental capacity (flood risk). Stevenage Council prepared a Part 1 and Part 2 Green Belt Review. Part 1 consisted of a review against Green Belt purposes whilst Part 2 broke down the sites into smaller potential development areas undertaking site assessments and capacity testing. The site assessments involved site surveys applying Green Belt considerations, development constraints (flood risk, nature conservation designations, landscape sensitivity, heritage assets and access), and the existence of defensible Green Belt boundaries. A sustainability appraisal was then separately undertaken.

All of the authorities undertook separate sustainability appraisals of the sites which formed relevant considerations to the process. Cheshire East Council included the SA and HRA outcomes within the site selection pro-formas as part of the consideration of site suitability.

In terms of Green Belt implications, beyond the consideration of the outcome from a Green Belt purpose assessment, many of the authorities considered the following factors:

- Would development of the site affect the openness and purposes of the Green Belt?
- Impact of development of the site on the surrounding Green Belt and any cumulative impacts of releasing adjacent sites?
- The resultant Green Belt boundary and whether it would be clearly defined with features which are readily recognisable and likely to be permanent?

When concluding whether there was an exceptional circumstances case, all of the Inspector's Reports considered the impact of removing the site on Green Belt function and purposes and whether there would be a strong defensible boundary remaining.

3.5.1 Lessons Learnt

The following section reflects on site selection more generally and on lessons learnt from local planning authorities who were subject to criticism through the Local Plan Examination process on their approach to site selection. Whilst these examples do not relate to Green Belt site selection specifically they are still considered relevant to the general context and will be taken into account in shaping the method for the current study.

South Somerset

South Somerset used the SA process as the basis for site selection. This came under heavy criticism at Examination and the authority needed to re-visit their

approach. The Council requested a suspension of the Examination for 6 months in order to undertake additional work. Following public consultation this additional work formed part of the Council's main modifications which were then considered as part of the resumed Examination. This additional work was required to demonstrate that the Council had taken into account the potential environmental, economic and social impacts of the proposals, they had considered reasonable alternatives and they had demonstrated that the Local Plan appropriately reflected sustainability objectives. The previous evidence had not enabled clear differentiation between the potential development sites and included inconsistencies. For example, there was a lack of weight attached to the need to use areas of poorer quality agricultural land in preference to that of higher quality.

The lessons learnt from this approach was to use an objective site selection methodology with the outcomes from the SA forming one element of the site selection process in order to enable a consistent approach which provides clear differentiation between potential sites based on suitable, available and achievable criteria..

Telford and Wrekin

Telford and Wrekin deferred justification for site selection or rejection to the Integrated Appraisal process. The lack of transparency and overall approach was subject to criticism through the Examination process. The Inspector stated in the Telford and Wrekin Local Plan Inspectors Report (30 March 2017) on the Housing Site Selection Methodology: *"While I accept the need for a Plan's evidence base to be proportionate, it is also the case that all parties need to understand why certain sites were allocated and why other sites were not allocated"* (paragraph 7).

Whilst justification for site selection or rejection were deferred to the Integrated Appraisal the Inspector identified that *"the IA findings are not the sole basis for a decision; other factors including planning and deliverability, play a key role in the decision-making process"* (paragraph 9).

The Inspector recognised *"the detailed selection of sites for allocation involves an element of planning judgement. However, that judgment needs to be both explicit and transparent. In short, there needs to be a clear 'audit trail' that shows how the final decisions were arrived at, and what factors were taken into account in making such decisions"* (paragraph 10).

In summary the Telford and Wrekin experience shows:

- Site selection methodology must be explicit, transparent and with a clear audit trail showing how judgements are made;
- In addition to quantitative (scoring) methods from the SA, there is also a need for the use of qualitative analysis and planning judgement;
- If scoring is to be used, the basis for this must be made clear alongside other qualitative decision-making factors.

3.5.2 Key Findings from the Good Practice Review

Key points of good practice and lessons learnt from the above sections which will be relevant to the Green Belt Site Review methodology are as follows:

- The Green Belt purpose assessment should form the starting point and the lower performing Green Belt sites should be considered in the first instance. A sequential approach should then be taken if the Council are unable to meet their requirements on this basis;
- The site selection process for Green Belt and non-Green Belt sites should ideally be aligned;
- A combination of qualitative and quantitative assessment criteria which will include planning judgements should be applied and clearly explained. These criteria could be similar to the SHLAA and ELR and based on suitable, available and achievable;
- A red/amber/green traffic light scoring system presented in a proforma provides a logical and transparent means of demonstrating how sites have been considered;
- The SA criteria could be integrated into the consideration of site suitability;
- The SA on its own is not sufficient for site selection. The SA outcomes should form one element of the process alongside planning judgements and qualitative analysis;
- The impact of removing the site on Green Belt function and purposes should be considered alongside any potential cumulative impacts; and
- The resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent should also be considered.

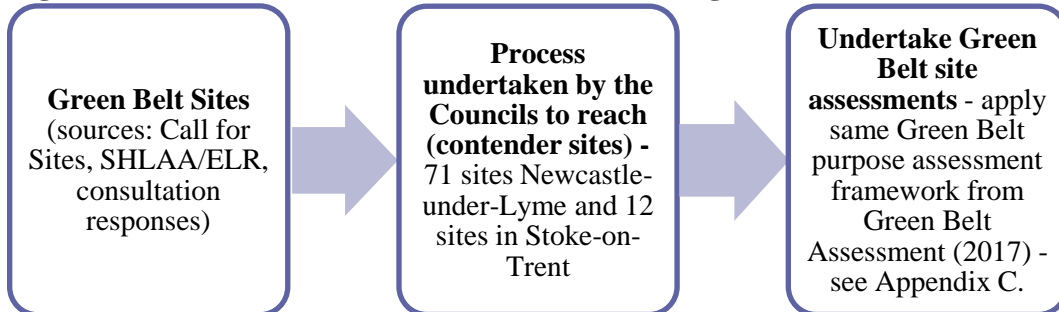
4 Method – Green Belt Assessment

4.1 Overview

The review of national policy reveals that the overall aims and purpose of Green Belt designation remains the same in the revised NPPF. As such the previous methodology used for the Green Belt Assessment (November 2017) is still applicable and relevant and will ensure a consistent approach in the assessment of Green Belt sites.

The Green Belt Assessment framework set out at Section 4.4.3 of the Green Belt Assessment report (2017) will therefore be applied. This is replicated in Appendix C. This methodology will be applied to the contender sites. Where the contender site has either the same or very similar boundaries to a parcel from the 2017 assessment, the site will not be reassessed and the outcome from the 2017 assessment will be used. The purpose of this stage of the study is to provide the Councils with an objective, evidence-based and independent assessment of how the contender sites contribute to the five purposes of Green Belt set out in national policy. Figure 2 below illustrates how this stage fits within the wider study. This stage is an important precursor for the following stage as it identifies the weak and moderate performing Green Belt sites to be taken through the site review methodology.

Figure 2. Green Belt Site Assessment Overview Diagram

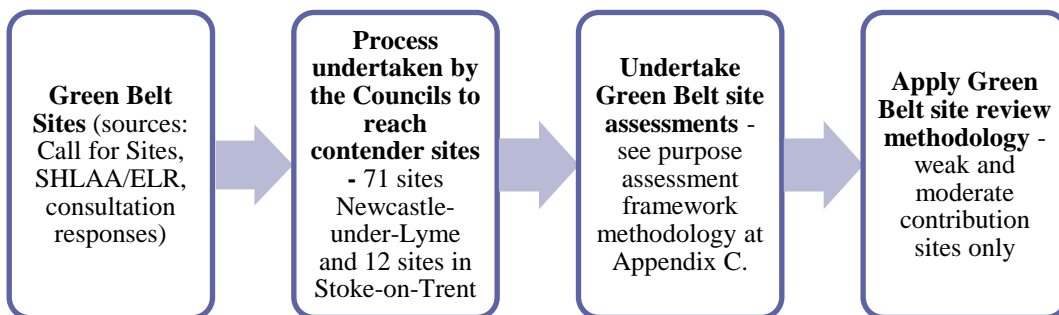


5 Method – Green Belt Site Review

5.1 Overview

As set out in Section 1, Figure 2 below illustrates the stages which will be undertaken as part of this study. The final stage involves taking the weak and moderate performing Green Belt sites through the Green Belt site review methodology. If there are not enough sites identified in order to meet the quantum of development required, the Councils will need to revisit the process undertaken to reach the contender sites.

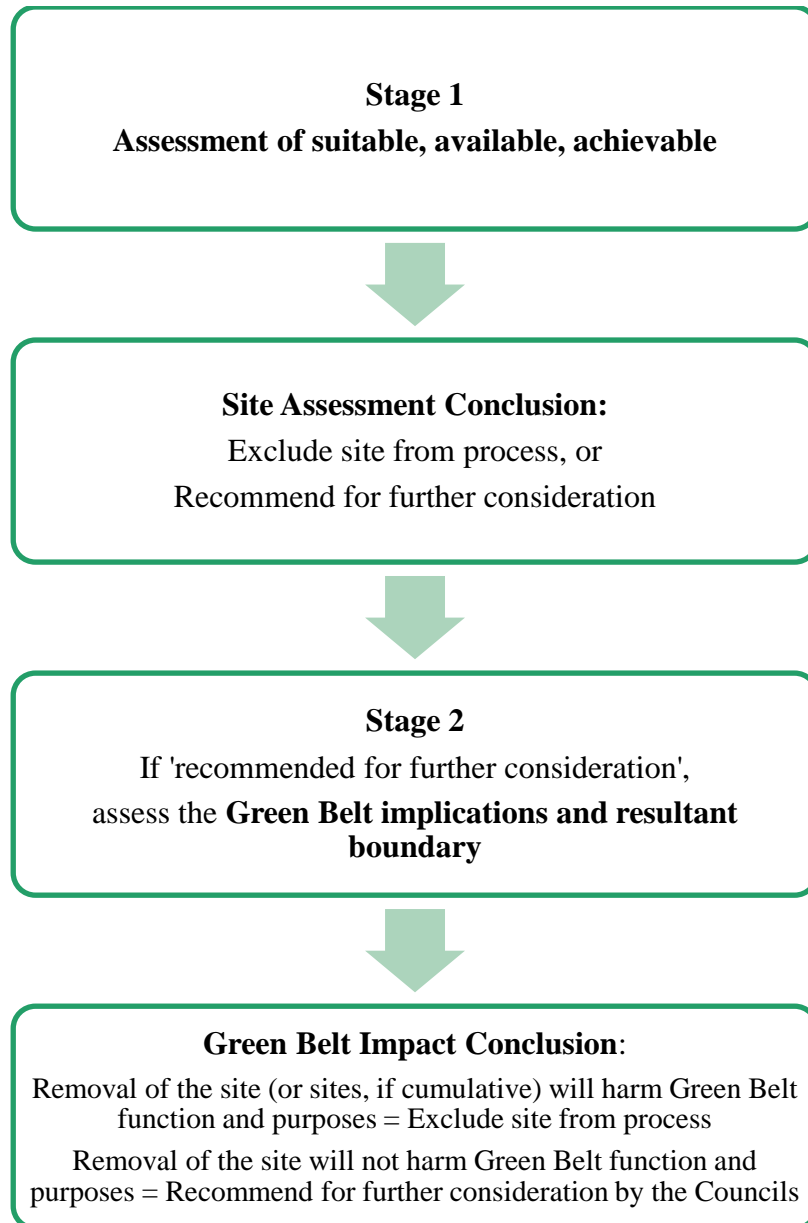
Figure 2. Green Belt Site Review Overview Diagram



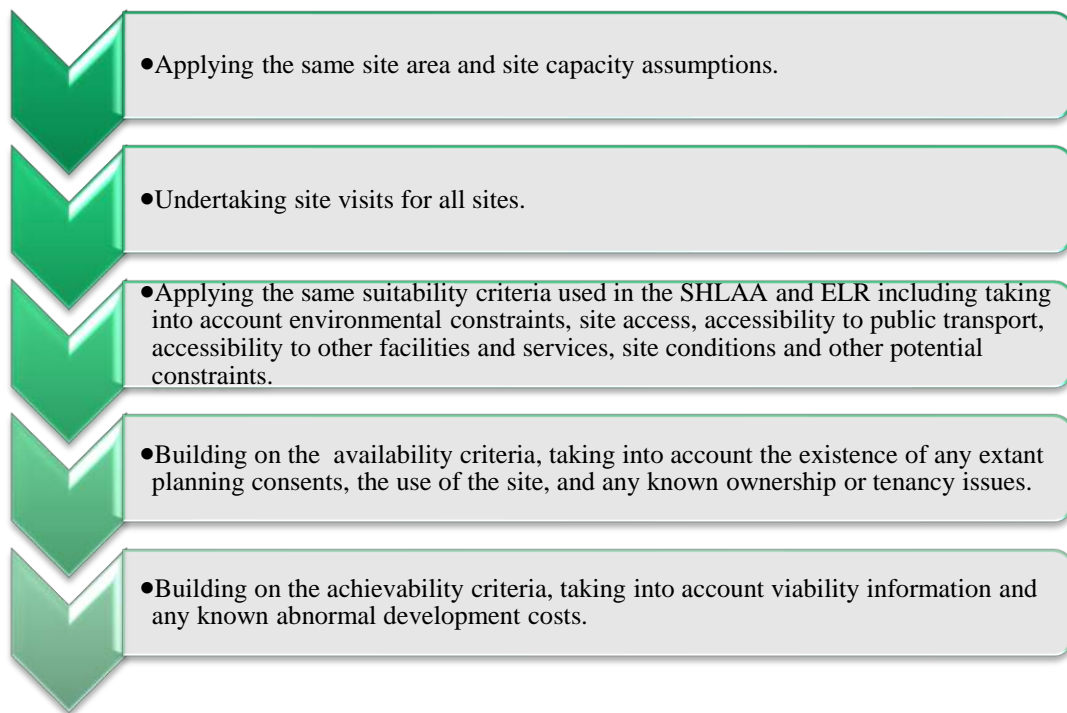
This section sets out the Green Belt site review methodology to be applied. This will involve an assessment of suitability, availability and achievability (Stage 1). Based on this assessment a recommendation will be made to either take the site forward for further consideration or to exclude the site from the process. For those sites which are recommended to take forward for further consideration Stage 2 will be undertaken and the implications of releasing the site from the Green Belt (in terms of any harm to the function and integrity of the Green Belt), and the resultant Green Belt boundaries will also be assessed. A conclusion on the Green Belt impact will then be made. If it is concluded that removal of the site (or sites, if cumulative) will harm Green Belt function and purposes, a recommendation will be made to exclude the site from the process. If it is concluded that removal of the site will not harm the Green Belt, a recommendation will be made to take the site forward for further consideration by the Councils.

For those sites which the Councils select for release, consideration will need to be given as to whether the impact of removing land from the Green Belt can be offset through compensatory improvements, in accordance with paragraph 138 of the NPPF. Figure 3 below summarises the Green Belt site review process and each stage of the process is considered in turn below.

Figure 3. Summary Diagram of Green Belt Site Review Process



The Councils already have an established approach to site selection for sites within the existing urban area and the inset settlements. This is set out in the SHLAA, for housing sites, and the ELR, for employment sites (see Sections 3.3 and 3.4 above). The Preferred Options document and the accompanying Technical Papers also provided relevant Site Selection criteria (see Section 3.2 above). It is important that the approach to site review and selection for all of the sites within the urban area, settlements, and the Green Belt is aligned. It is acknowledged that there will be slight differences between the approach to site selection for those sites within the urban area compared to the Green Belt sites given that these are intended to act as top up to the existing supply. A number of key elements from the SHLAA, ELR and the Technical Papers have informed the Green Belt site review methodology. These are as follows:



5.2 Assessment of Suitability

The findings from the good practice review demonstrated that it was considered good practice to embed the sustainability appraisal framework within the site review process. The Councils produced a Sustainability Appraisal of the Preferred Options plan (December 2017), this has been reviewed to identify the sustainability appraisal objectives which are relevant to site selection in order to ensure that they are embedded within the site review methodology. The results of this exercise are shown in the table in Appendix D. Where the objective has been considered relevant, the qualitative and quantitative criteria for assessment has been proposed along with key data sources and the means of scoring the criteria. The criteria draws on the suitability criteria used in the SHLAA and ELR, as well as the guidance contained in the NPPF and PPG. The justification column in the table explains why the criteria has been considered relevant as well as the data sources used for distances. The scoring criteria uses a red / amber / green traffic light assessment where the categories broadly indicate the following:

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

It should be noted that a site which is categorised as ‘suitable’ is only considered suitable in the context of this study as it is acknowledged that the SHLAA would have categorised all of the sites as ‘not suitable’ due to the policy constraint of Green Belt.

It is envisaged that this stage will be assessed using a combination of desktop exercise and site visits with professional judgement being applied. The desktop

exercise will rely on the GIS datasets which have been provided by the Councils. This will ensure a robust and consistent approach to completing the assessment for each site. Site visits will be undertaken for each site and the following elements will be noted on site:

- Topography;
- Existing uses;
- Surrounding uses; and
- Key features to consider.

All evidence gathered will be brought together and presented on the site pro-forma for each site which will provide a conclusion on the suitability of the site. An element of professional judgement will be applied in making this conclusion. Any key features noted on the site visit will be highlighted. The Green Belt site review pro-forma is included at Appendix E.

5.3 Assessment of Availability

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

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

A number of information sources will be used in undertaking the assessment including the SHLAA, ELR, Call for Sites information, and consultation responses on the Preferred Options document, information from site visits, the Councils' public access planning records, and discussions with council officers.

Table 10 below sets out the criteria and information sources which will be used in the assessment. The criteria will collectively enable the assessor to come to a judgement in the summary section as to whether or not the site is 'available for development' based on best available information. A red/amber/green traffic light assessment will be applied to conclude the assessment. The red/amber/green descriptions set out below are not exhaustive and will require an element of professional judgement.

Table 10. Availability Criteria and Sources of Information

Criteria	Assessment	Information Source
1. Was the site promoted by the land owner, or a developer backed by the landowner?	Yes/No	Call for Sites information, SHLAA, ELR, Preferred Options consultation responses
2. Is there an extant planning consent for	Yes/No	Call for sites information, the Councils' public access planning records

residential / employment on the site?		
3. Is the site in active use?	Yes/No	Call for sites information, site visit
4. Could the site be developed now?	Yes/No	Call for sites information, site visit
5. Is the site free of ownership and tenancy issues?	Yes/No	Call for sites information, discussions with council officers
Summary		
Is the site available for development? (conclusion based on all of the above)	<p>Red: Site is not available / has ownership issues which cannot be overcome / Ownership is unknown and the site is in active use and could not be developed now.</p> <p>Amber: Site was not promoted by owner but is not in active use and could be developed now / Site was promoted by owner or developer with owner backing however it has ownership issues which could be overcome.</p> <p>Green: Site was promoted by owner or developer with owner backing. No known ownership issues / Site not promoted by the owner however there is an extant planning consent on the site.</p>	

5.4 Assessment of Achievability

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

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

A number of information sources will be used in undertaking the assessment including the Councils SHLAA Viability Assessment (October 2016), Call for Sites information, SHLAA, ELR, consultation responses on the Preferred Options document, and discussions with council officers.

The most recent joint plan area viability review was published by the Councils in October 2016 (The Joint SHLAA Viability Assessment) in order to investigate the viability and deliverability of the SHLAA sites across the housing market area. The document appraises the viability of all sites proposed for residential development taking into account the impact of the Councils' policies on the cost and value of development (e.g. Affordable Housing and Design and Construction Standards) as well as any site specific abnormal development costs (e.g. ground

contamination) which may impact upon the competitive returns to a willing land owner or willing developer.

The assessment is based on a snapshot of the existing SHLAA sites at the time of assessment. The study concludes that whilst a large number of residential sites in Stoke-on-Trent demonstrate negative viability largely due to the assumed high levels of contamination within the area, this negative viability is not necessarily a fair reflection of actual market circumstances. Within Newcastle-under-Lyme all sites were considered to be broadly viable. Overall, the study concluded that all sites were broadly viable across the entire plan period taking account of the Affordable/Low Cost Housing requirements and all policy impacts of the Core Spatial Strategy.

Table 11 below sets out the criteria and information sources which will be used in the assessment. The criteria will be used to come to a judgement in the summary section on the achievability of the site. A red/amber/green traffic light assessment will be applied to conclude the assessment. The red/amber/green descriptions set out below are not exhaustive and will require an element of professional judgement.

Table 11. Achievability Criteria and Sources of Information

Criteria	Assessment	Information Source
1. Is the site viable based on the Councils Viability Assessment?	<p>No, site is not currently considered viable.</p> <p>Yes, site considered capable of viable development but landowners may need to accept land value reductions for abnormal site development costs.</p> <p>Yes, site is broadly viable.</p>	Stoke-on-Trent and Newcastle-under-Lyme SHLAA Viability Assessment (October 2016)
2. Is there active developer interest in the site?	Yes/No	Call for Sites information, SHLAA, ELR, Preferred Options consultation responses
3. Is there known demand for the form of provision approved/proposed?	Yes/No	SHLAA, discussions with council officers
4. Have similar sites been successfully developed in the preceding years?	Yes/No	Review of planning permissions in the local area, discussions with council officers

5. Are there any known abnormal development costs?	Yes/None known	GIS dataset for contamination provided by the Councils, Call for sites information, discussions with council officers
Summary		
Is the site achievable for development? (conclusion based on all of the above)	<p>Red: Site is not currently considered viable. There are insurmountable abnormal development costs and it is known that these cannot be overcome. There is no demand or developer interest.</p> <p>Amber: The site may be viable however there are abnormal development costs which would need to be overcome. There is developer interest and/or demand.</p> <p>Green: The site is considered to be viable / there is developer interest and/or demand. No known abnormal development costs.</p>	

5.5 Site Assessment Conclusions

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

5.6 Green Belt Implications

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

The findings from the good practice review demonstrated that beyond the consideration of a site’s existing contribution to Green Belt purposes, most of the local authorities considered the impact of removing the site on Green Belt function and purposes, alongside any potential cumulative impacts. Furthermore, the resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent was also a key consideration.

There is no recognised approach as to how this should be assessed, and the good practice review demonstrated that most authorities simply applied a brief commentary referencing Green Belt purposes. Table 12 below therefore sets out the qualitative criteria which will be used in the assessment:

Table 12: Qualitative assessment criteria to consider Green Belt implications

Key Question to Consider	How will this be assessed?
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>This assessment will draw on the definitions and approach set out in the Green Belt Assessment methodology (see Appendix C) however it will consider <i>how development of the site would impact</i> upon the purposes instead of <i>how the site in its existing state contributes</i> to the purposes:</p> <p>Purpose 1 – would development of the site represent unrestricted sprawl?</p> <p>Purpose 2 – would development of the site result in the merging of neighbouring towns¹ or increase the potential for merging?</p> <p>Purpose 3 – would development of the site represent an encroachment into the countryside?</p> <p>Purpose 4 – would development of the site impact upon the setting or character of a historic town²?</p> <p>As Purpose 5 relates to the role of the Green Belt in encouraging urban regeneration, it will therefore not be assessed.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>This will only be relevant if a number of sites in the same area are recommend for further consideration.</p> <p>The cumulative impacts should apply the same considerations as above taking all sites together.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Description of the resultant Green Belt boundary.</p> <p>If the resultant boundary features are not recognisable and permanent, it is recommended that if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent new</p>

¹ The ‘neighbouring towns’ are defined in the Green Belt Assessment Methodology – see Appendix C

² The ‘historic towns’ are defined in the Green Belt Assessment Methodology – see Appendix C

	Green Belt boundary must be provided or the existing boundary requires strengthening.
Conclusion	<p>A summary will be provided which will conclude on the Green Belt impact as follows:</p> <ul style="list-style-type: none"> • Removal of the site (or sites, if cumulative) will harm Green Belt function and purposes. • Removal of the site will not harm Green Belt function and purposes.

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

5.7 Duty to Cooperate

The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and PPG. Paragraph 26 of the NPPF requires joint working to be diligently undertaken by local planning authorities on planning issues that cross administrative boundaries in the interests of mutual benefit.

Following sign off on the report by the Council, it will be shared with the following neighbouring authorities:

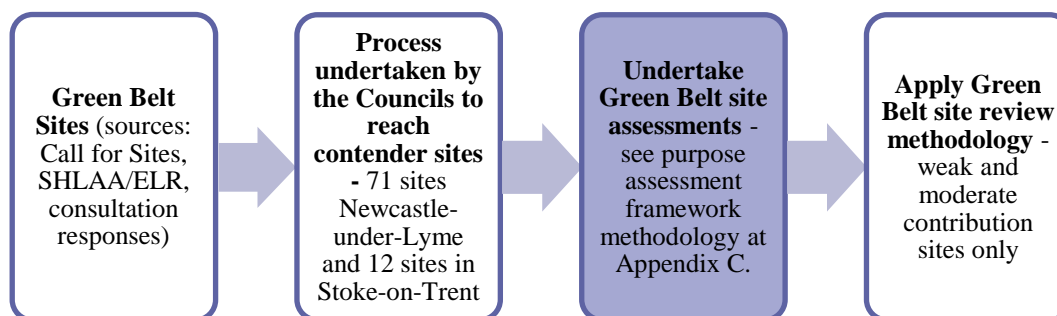
- Shropshire Council
- Stafford Council
- Staffordshire Moorlands Council
- Cheshire East Council
- Staffordshire County Council

The comments received from these authorities will be reviewed and where appropriate will feed into the report. The responses and amendments made as a result of these comments will be logged in a Duty to Cooperate log of amendments.

6 Green Belt Assessment of Contender Sites

Linking back to the overview diagram in Section 5, this stage consists of the Green Belt site assessments, as shown in Figure 4 below. This involves the contender sites being assessed against the five purposes of Green Belt, applying the same method used for the original Green Belt Assessment (November 2017) to ensure a consistent and robust approach.

Figure 4. Green Belt Site Review Overview Diagram



As Section 4 notes, the purpose of this stage is to provide the Councils with an objective, evidence-based and independent assessment of how the contender sites contribute to the five purposes of Green Belt set out in national policy. It will also enable identification of the weak and moderate performing sites to be taken through to the next stage.

Where the contender site had either the same or very similar boundaries to a parcel from the 2017 assessment, the site was not reassessed and the outcome from the 2017 assessment was used. This only applied to two sites: site CL14 (this is nearly the same as parcel 117) and site KG1 (this is the same as parcel 8).

The detailed Green Belt assessment tables can be found at Appendix F. A summary of the overall assessment findings is detailed in Table 13 and 14 below.

Table 13. Newcastle-under-Lyme Green Belt Contender Site Assessment Findings – Overall Assessment

Overall Assessment Level of Contribution	Green Belt Contender Site Reference	Total
Strong contribution	AB1, AB3, AB4, AB5, AB6, AB12, AB30, AB32, AB33, AB37, CL8, CL9, CT25, HM6, HM7, HM8, HM10, HM12, HM19, HM23, KG1, KG2, MD13, MD20, NC10, NC11, RC15, TK10, TK19 TK25	30
Moderate contribution	AB2, AB15, AB22, AB34, BW2, KL14, KL21, KS1, LW5, MD12, MD24, MD34, NC4, NC5, NC12, NC13, NC14, NC15, SP11, TB19, TK18, TK24, TK27	23

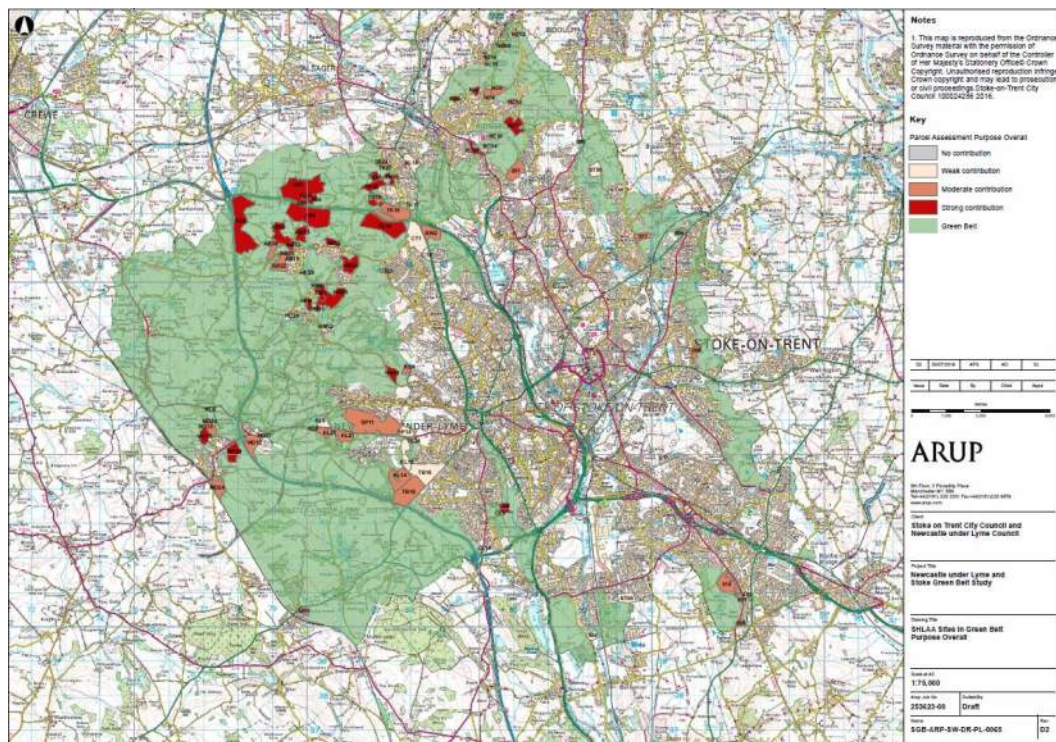
Weak contribution	AB31, BL18, CL14, CT1, CT4, HD26, HM26, KL6, KL9, KL15, MD2, MD37, RC11, RC14, SP14, TB18, TB24, TK17	18
No contribution	-	0

Table 14. Stoke-on-Trent Green Belt Contender Site Assessment Findings – Overall Assessment

Overall Assessment Level of Contribution	Green Belt Contender Site Reference	Total
Strong contribution	-	0
Moderate contribution	291, 308, 314, 365, 377, 671, 690, 854	8
Weak contribution	430, 859, ST06, ST56	4
No contribution	-	0

Figure 5 below provides a map of the overall assessment findings. A larger version of this is also provided in Appendix G.

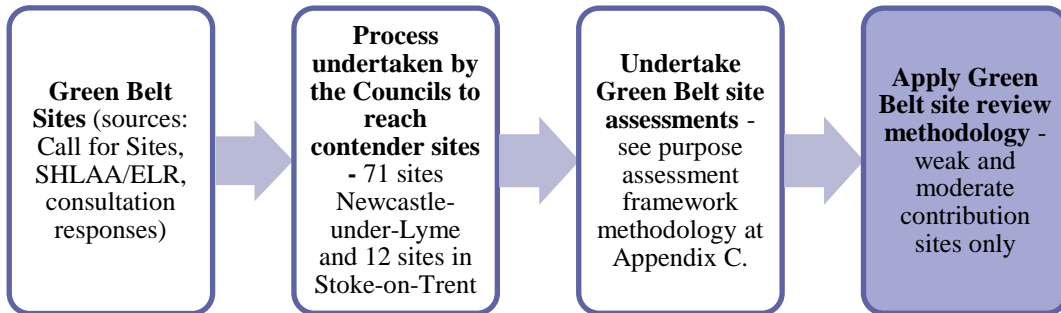
Figure 5. Choropleth map of Green Belt Assessment findings - Overall Assessment



7 Green Belt Site Review of Contender Sites

Linking back to the overview diagram in Section 5, Figure 6 below shows that this stage consists of taking the weak and moderate performing sites through the Green Belt site review methodology.

Figure 6. Green Belt Site Review Overview Diagram



The Green Belt Site Review methodology is provided in Section 5. Figure 3 illustrates that Stage 1 of the methodology involves an assessment of suitability, availability and achievability. Based on this a conclusion was then made to either ‘recommend for further consideration’ or to ‘exclude site from process’. The excluded sites were not taken any further. For those sites which were recommended for further consideration Stage 2 was undertaken and the implications of releasing the site from the Green Belt and the resultant Green Belt boundaries were then assessed. Dependent on the conclusion on Green Belt impact, an overall recommendation was then made on the following basis:

- Removal of the site (or sites, if cumulative) will harm Green Belt function and purposes = Exclude site from process
- Removal of the site will not harm Green Belt function and purposes = Recommend for further consideration by the Councils

As set out in Section 1.1, it is important to reiterate that:

- Recommendations to ‘consider sites further or ‘exclude from process’ does not imply that a site will or won’t be released from the Green Belt. It is up to the Councils to choose whether or not to accept the recommendations.
- Alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Councils will need to develop the exceptional circumstances case if they intend to release sites from the Green Belt.
- If the Councils conclude that it is necessary to release sites from the Green Belt they will also need to consider how the impact of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

The detailed Green Belt Site Review Proformas can be found at Appendix H. A summary of the site conclusions and overall recommendations is detailed in Table 15 and 16 below.

Table 15. Newcastle-under-Lyme Green Belt Site Review Findings

Contender Site Ref	Stage 1 Conclusion based on Suitable, Available, Achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact
AB2	Recommend for further consideration (for employment use only).	Exclude site from process
AB15	Recommend for further consideration	Take site forward for further consideration
AB22	Recommend for further consideration	Exclude site from process
AB31	Recommend for further consideration	Take site forward for further consideration
AB34	Recommend exclude from process	
BL18	Recommend for further consideration	Take site forward for further consideration
BW2	Recommend exclude from process	
CL14	Recommend for further consideration	Take site forward for further consideration
CT1	Recommend for further consideration (subject to site CT4 and further investigation on the area of Green Belt to the south).	Exclude site from process if site TK17 is being taken forward for further consideration. If site TK17 is not being taken forward, take site forward for further consideration (subject to site CT4 and further investigation on the area of Green Belt to the south).
CT4	Recommend for further consideration (subject to further investigation on the area of Green Belt to the south).	Take site forward for further consideration (subject to further investigation on the area of Green Belt to the south)
HD26	Recommend for further consideration	Take site forward for further consideration
HM26	Recommend exclude from process	
KL6	Recommend exclude from process	
KL9	Recommend exclude from process	
KL14	Recommend exclude from process	

Contender Site Ref	Stage 1 Conclusion based on Suitable, Available, Achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact
KL15	Recommend for further consideration	Take site forward for further consideration (alongside site TB18).
KL21	Recommend exclude from process	
KS1	Recommend exclude from process	
LW5	Recommend exclude from process	
MD2	Recommend exclude from process	
MD12	Recommend for further consideration	Exclude site from process
MD24	Recommend for further consideration	Take site forward for further consideration (subject to further investigation on the impact on Madeley Conservation Area).
MD34	Recommend for further consideration	Take site forward for further consideration
MD37	Recommend for further consideration	Take site forward for further consideration
NC4	Recommend for further consideration	Take site forward for further consideration
NC5	Recommend for further consideration (alongside site NC4).	Take site forward for further consideration (alongside site NC4).
NC12	Recommend for further consideration	Take site forward for further consideration
NC13	Recommend for further consideration	Take site forward for further consideration
NC14	Recommend exclude from process	
NC15	Recommend for further consideration (discussion with Cheshire East Council required).	Exclude site from process
RC11	Recommend exclude from process	
RC14	Recommend for further consideration	Take site forward for further consideration
SP11	Recommend for further consideration	Take site forward for further consideration (alongside site SP14).
SP14	Recommend for further consideration	Take site forward for further consideration
TB18	Recommend for further consideration	Take site forward for further consideration

Contender Site Ref	Stage 1 Conclusion based on Suitable, Available, Achievable	Stage 2 Overall Recommendation taking into account Green Belt Impact
TB19	Recommend for further consideration	Take site forward for further consideration (alongside site TB18).
TB24	Recommend for further consideration	Take site forward for further consideration
TK17	Recommend for further consideration	Exclude site from process if site CT1 is being taken forward for further consideration. If site CT1 is not being taken forward, take site forward for further consideration.
TK24	Recommend for further consideration	Take site forward for further consideration (alongside site TK27).
TK27	Recommend for further consideration	Take site forward for further consideration (alongside site TK24).

Table 16. Stoke-on-Trent Green Belt Site Review Findings

Contender Site Ref	Stage 1 Conclusion based on Suitable, Available, Achievable	Stage 2 Recommendation taking into account Green Belt Impact
365	Recommend for further consideration	Take site forward for further consideration
671	Recommend for further consideration	Exclude site from process
430	Recommend for further consideration	Take site forward for further consideration
314	Recommend for further consideration	Exclude site from process
308	Recommend for further consideration	Take site forward for further consideration
377	Recommend for further consideration	Exclude site from process
690	Recommend for further consideration	Exclude site from process
291	Recommend for further consideration	Take site forward for further consideration
854	Recommend for further consideration	Take site forward for further consideration
859	Recommend exclude from process	

Contender Site Ref	Stage 1 Conclusion based on Suitable, Available, Achievable	Stage 2 Recommendation taking into account Green Belt Impact
ST06	Recommend for further consideration (for either residential or employment use).	Take site forward for further consideration
ST56	Recommend exclude from process	

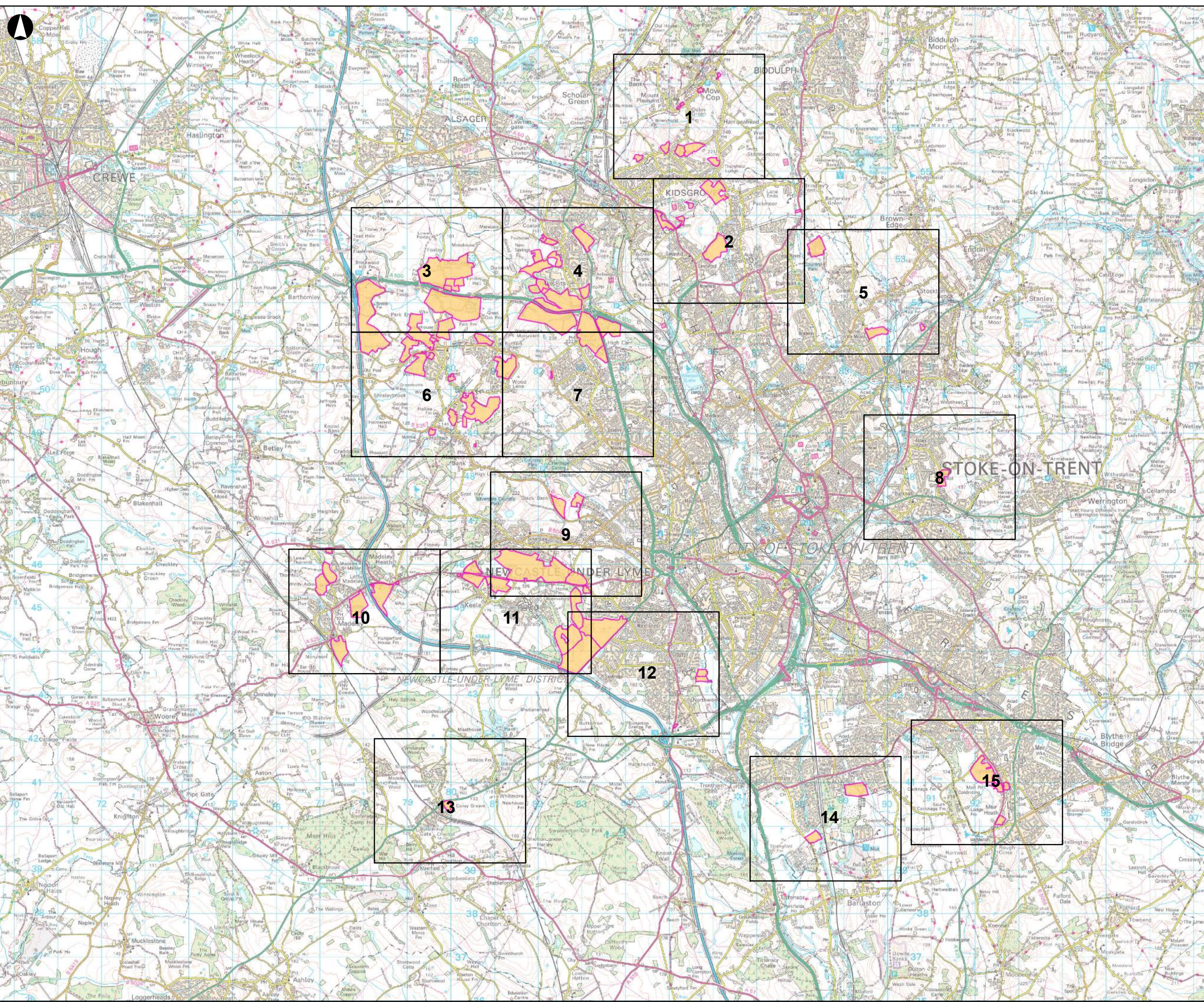
8 Next Steps

In the first instance the Councils will need to reconfirm their housing and employment land requirements. Should the Councils consider the release of sites in the Green Belt to be necessary, then this report should be used to inform decision making as part of the site selection process to determine which sites to release. Given that the Joint SHLAA Viability Assessment was published in October 2016 it is recommended that an updated viability assessment of any site proposed for release is undertaken.

As set out previously, alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Councils will need to develop the exceptional circumstances case if they intend to release sites from the Green Belt. They will also need to consider how the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

Appendix A

Contender Site Maps



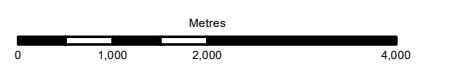
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Key

- Plan Extents
- Green Belt Contender Sites

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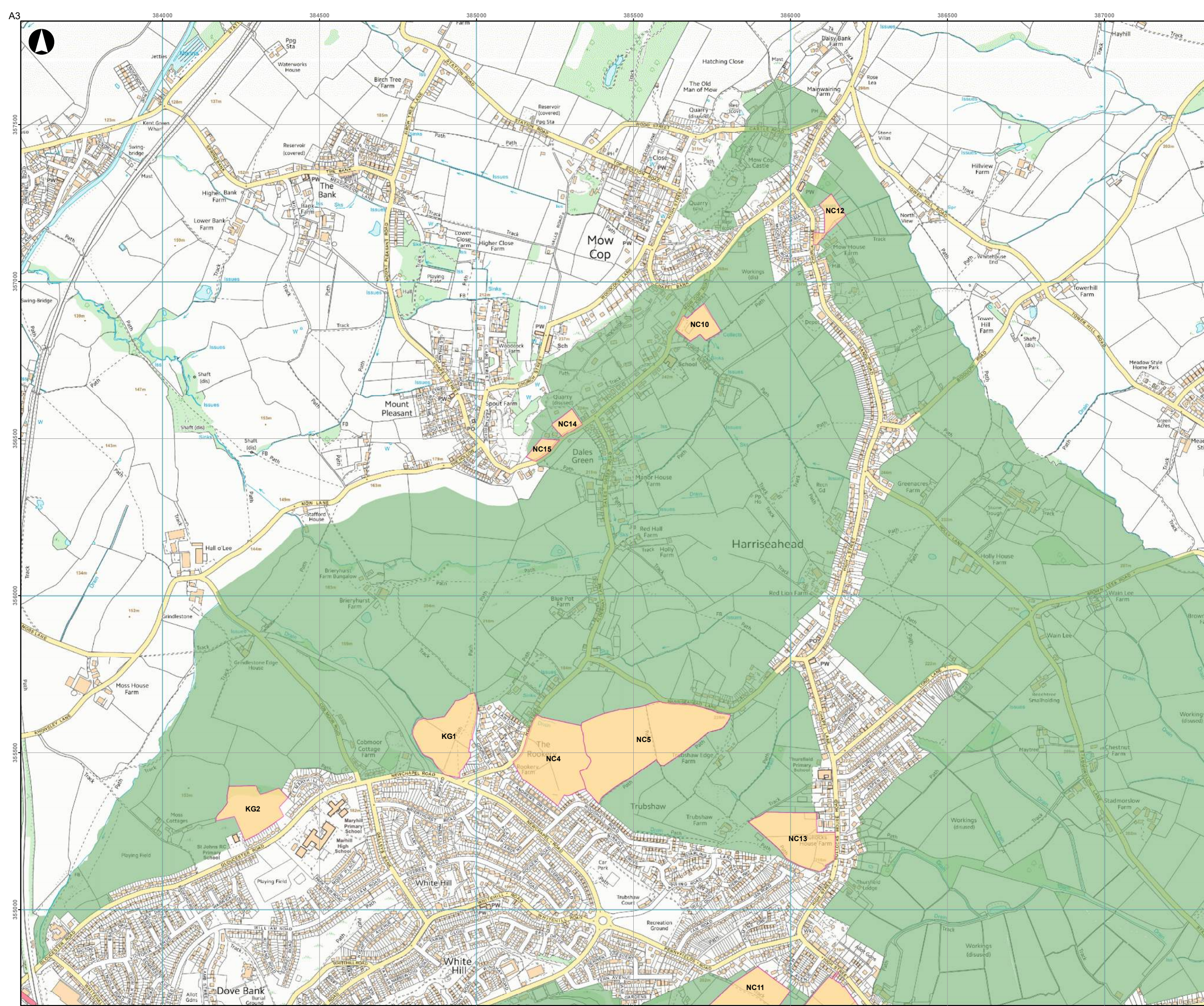
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Green Belt Contender Sites Keyplan

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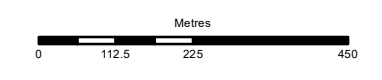
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Key

- Green Belt Contender Sites
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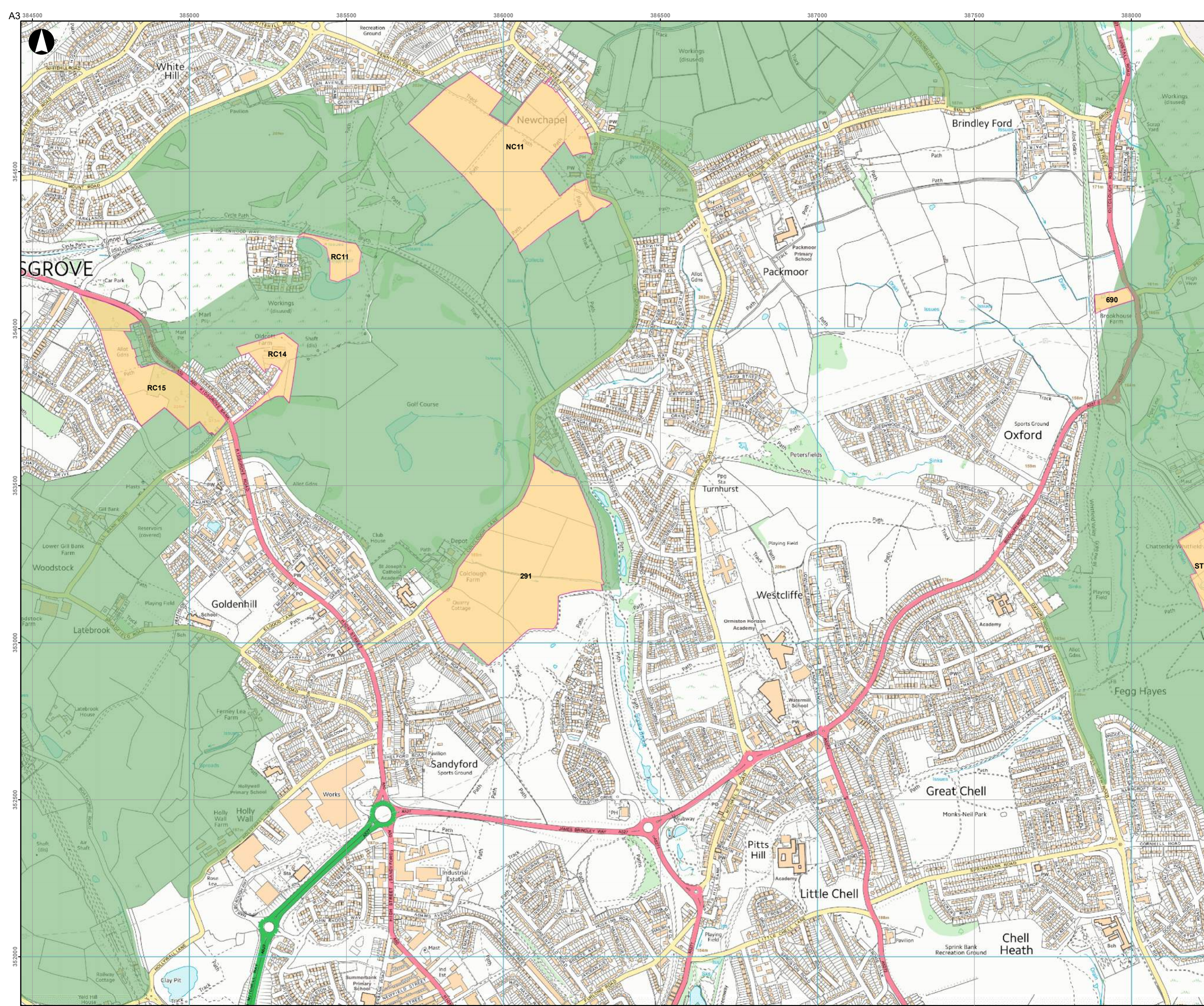
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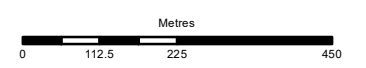
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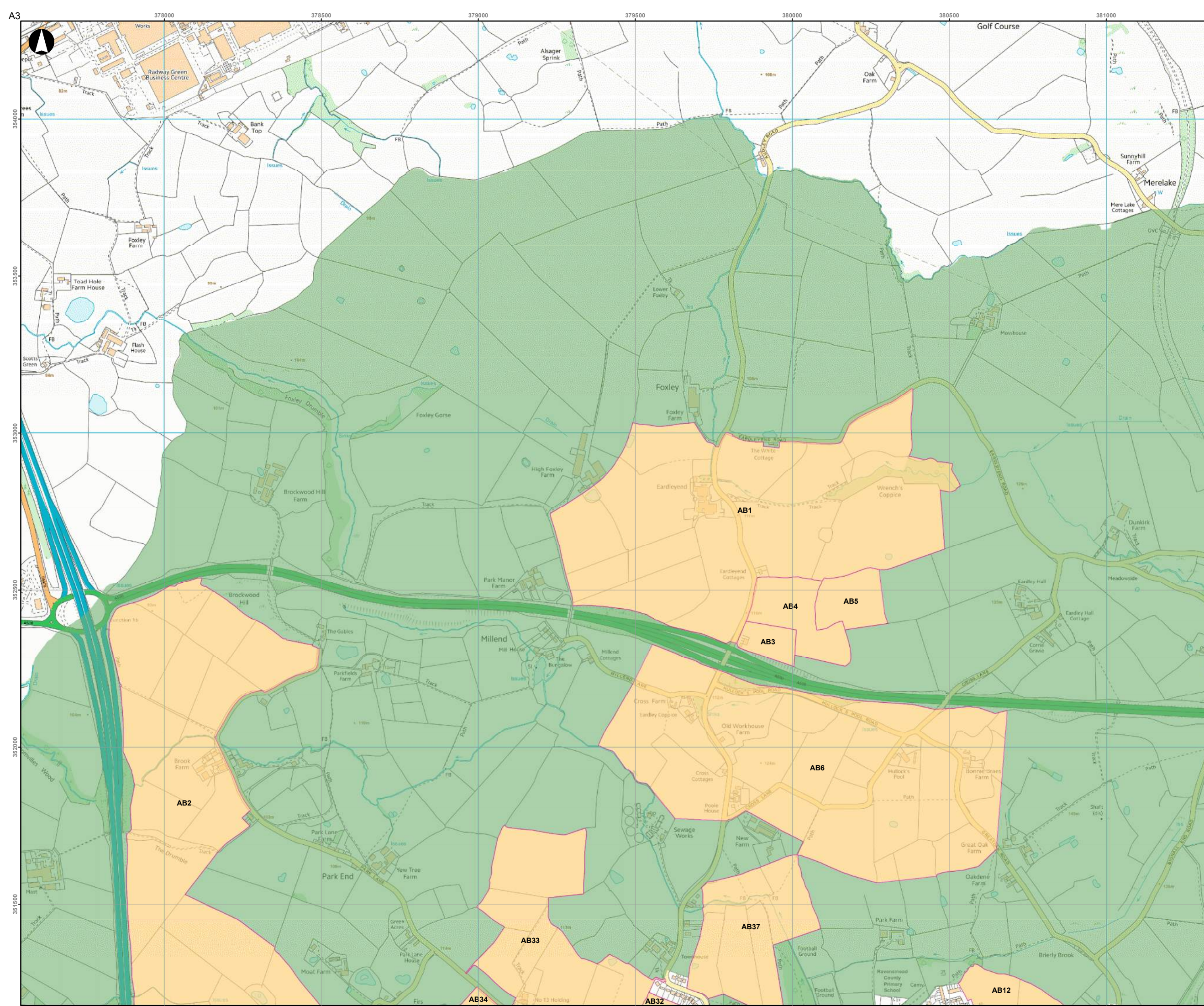
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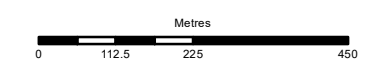
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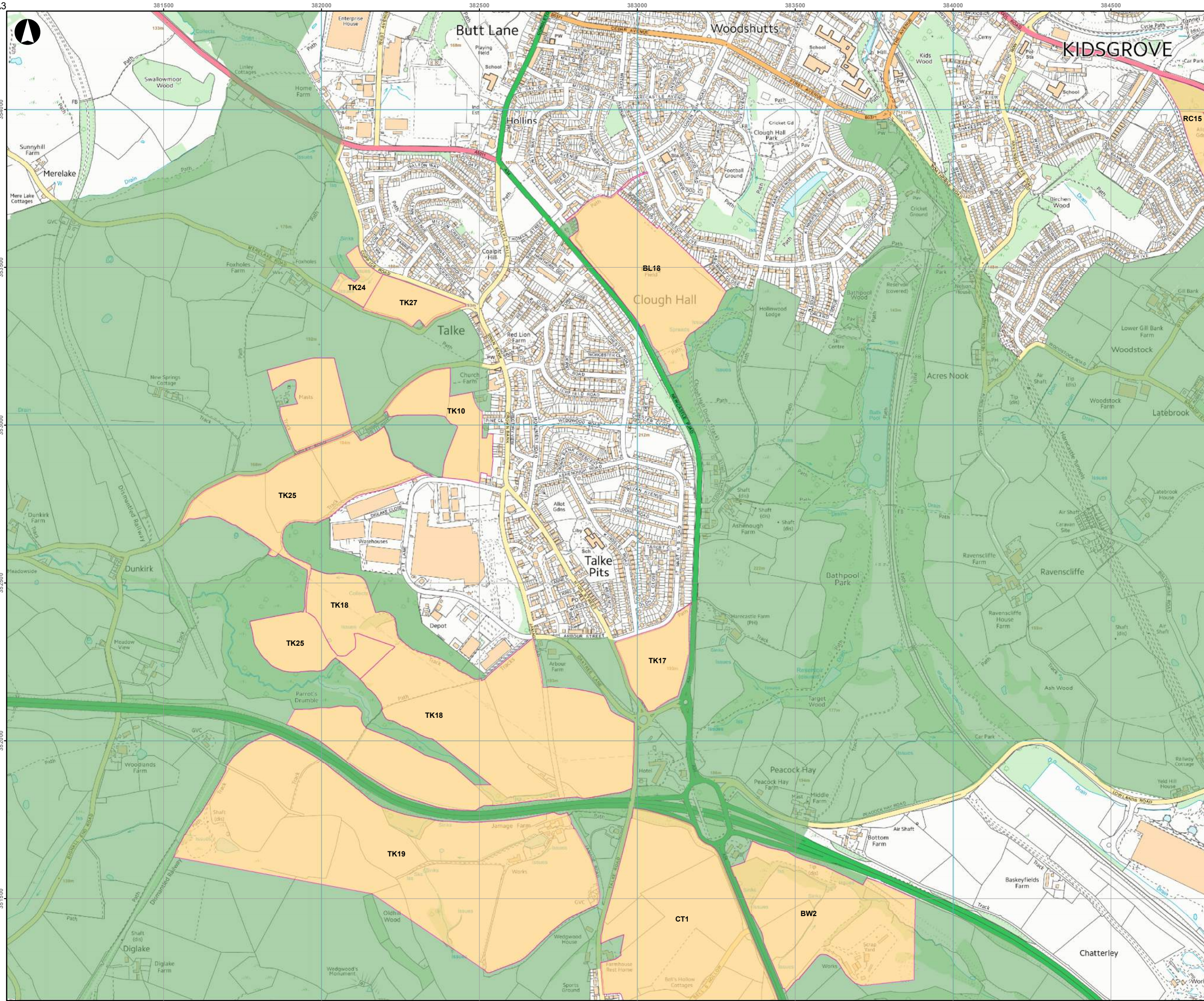
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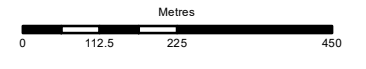
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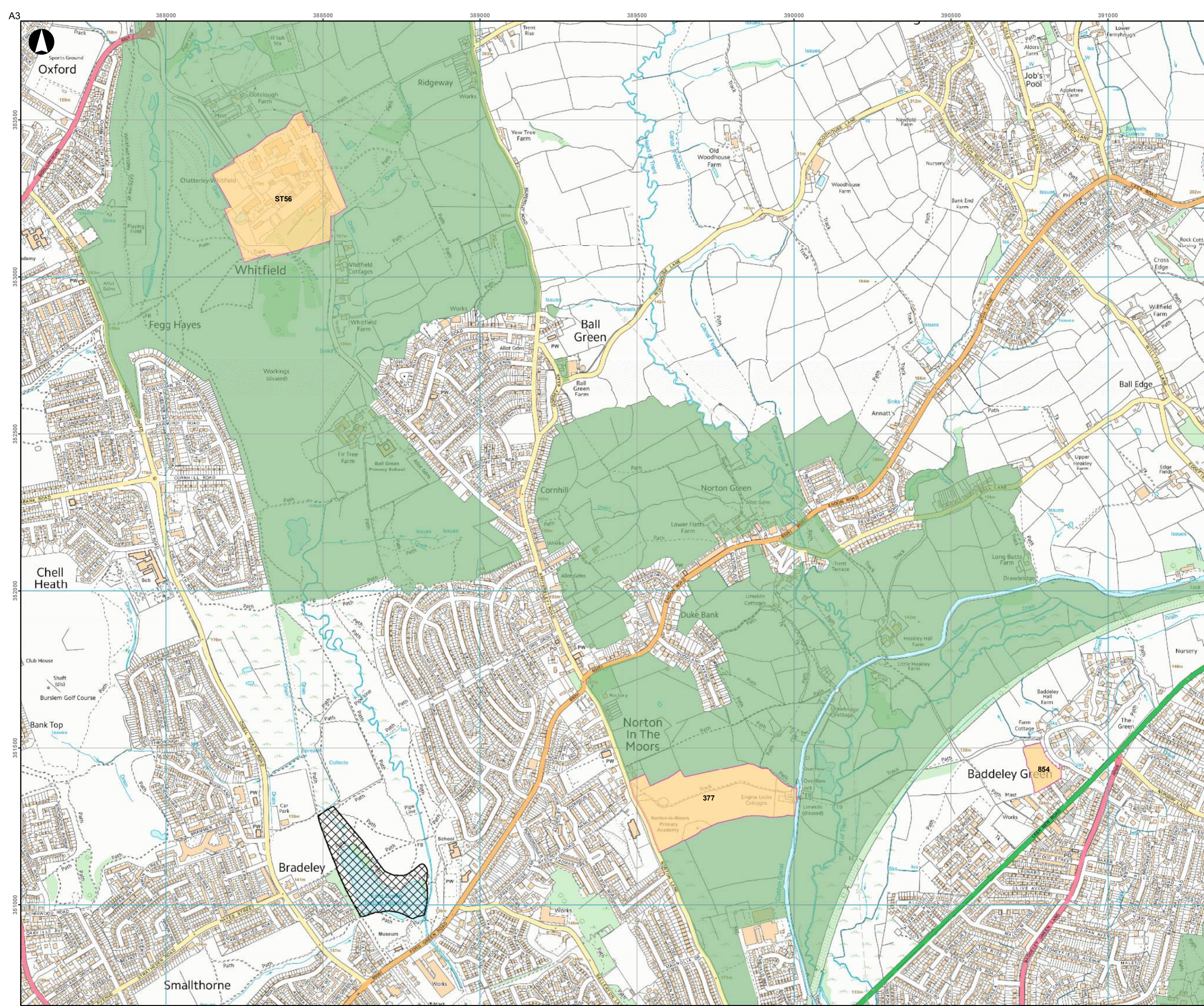
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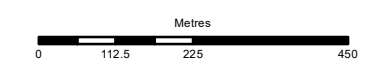
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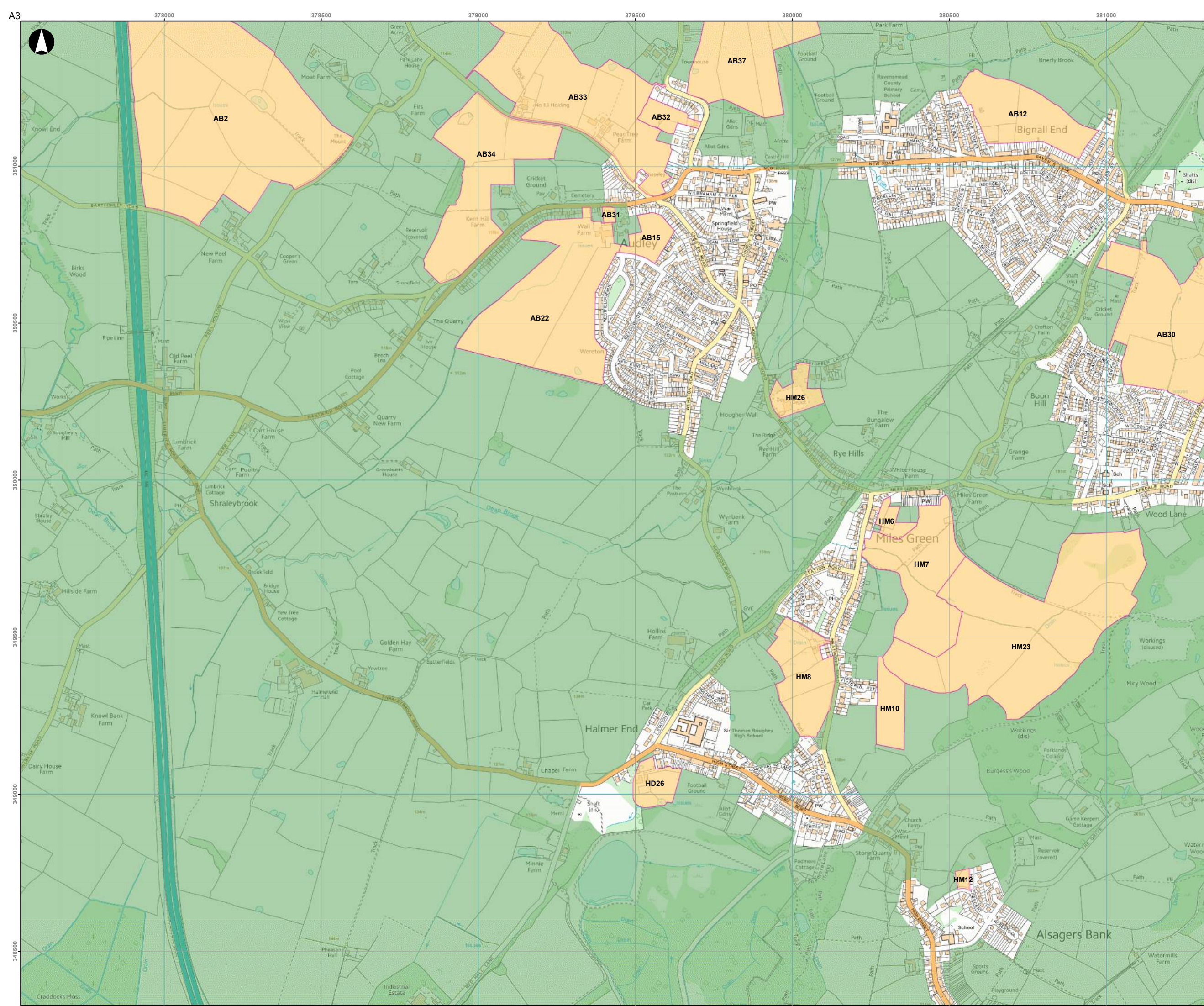
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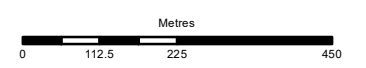
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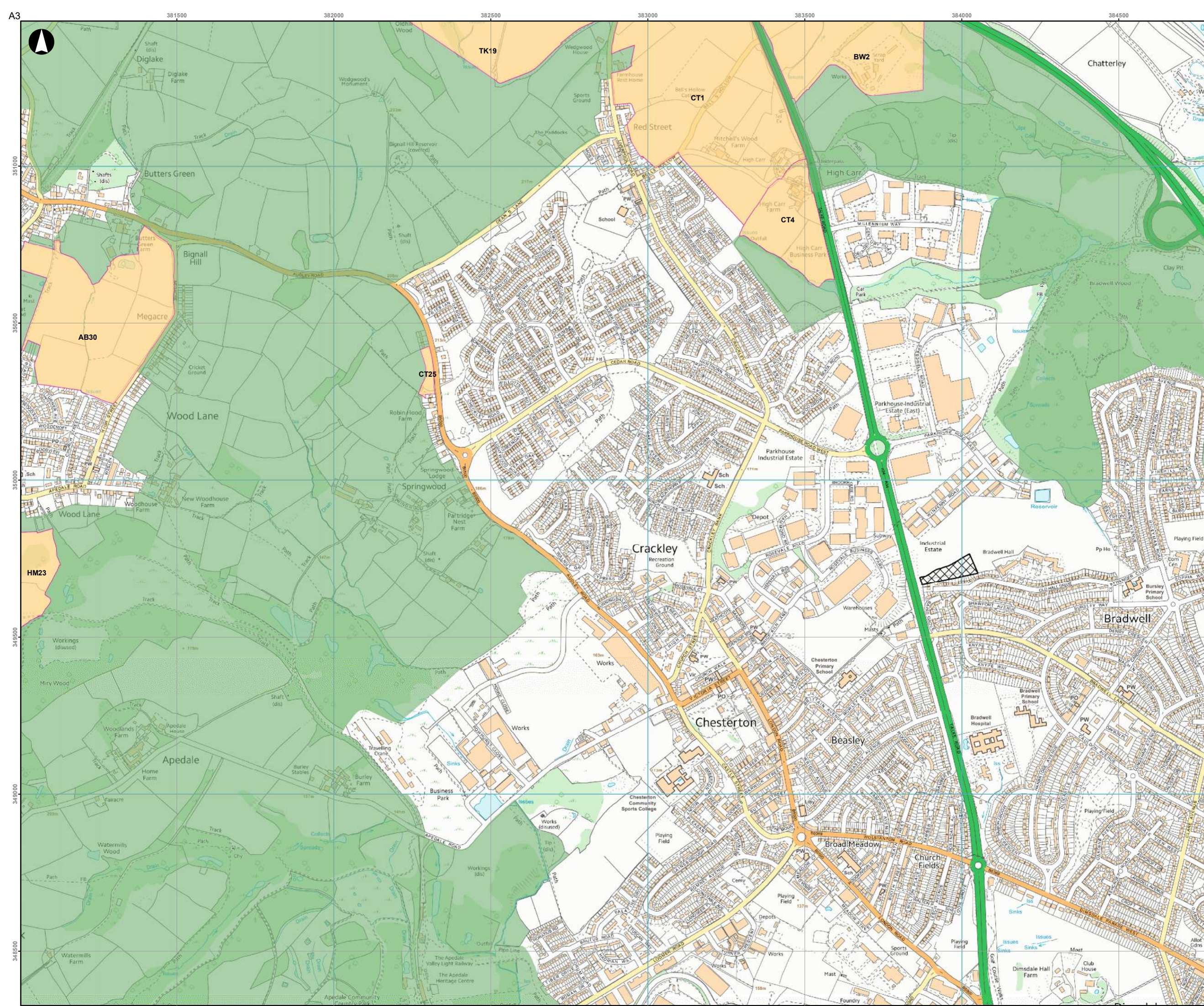
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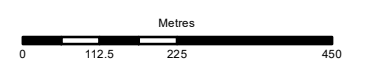
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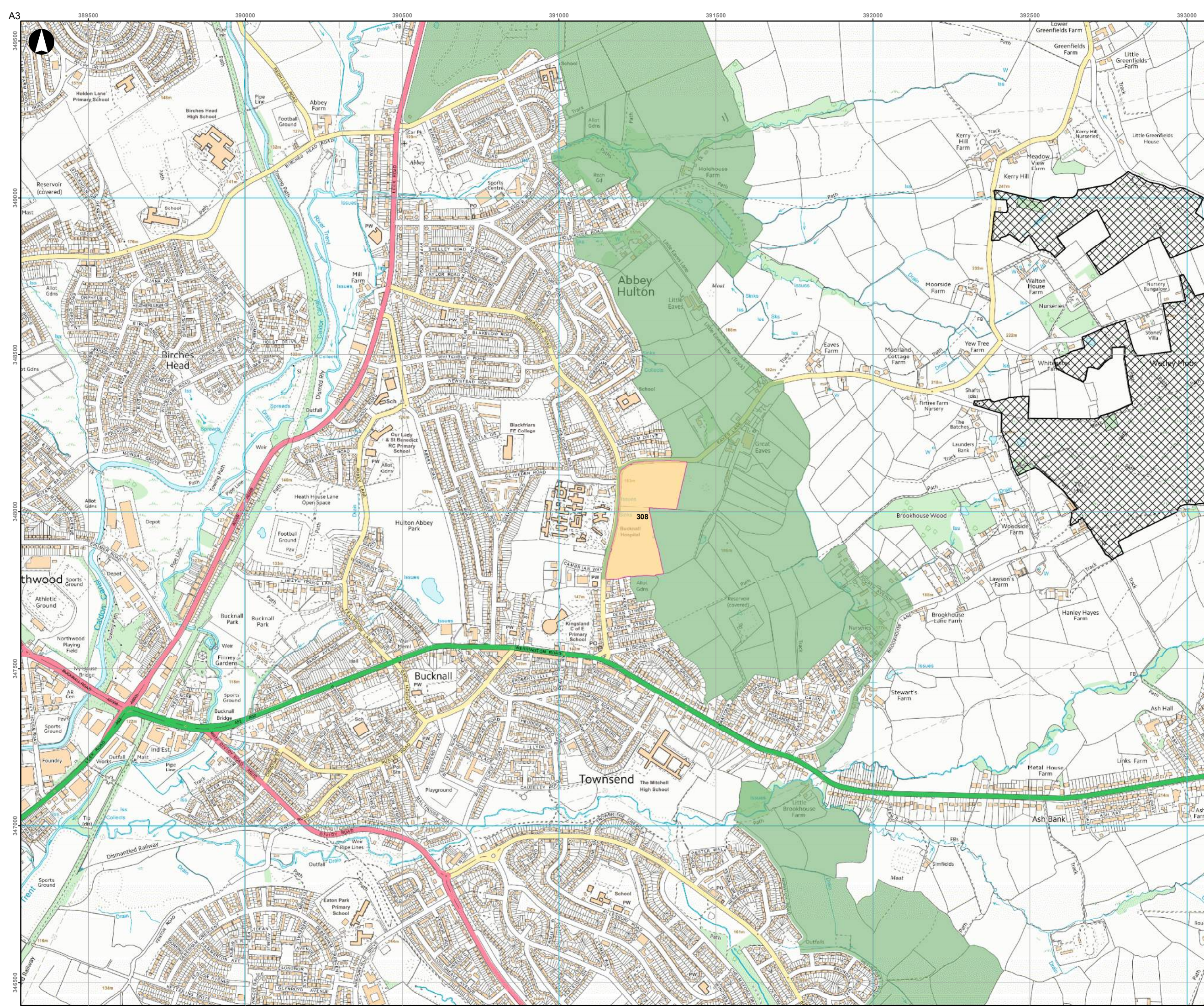
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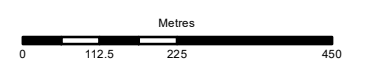
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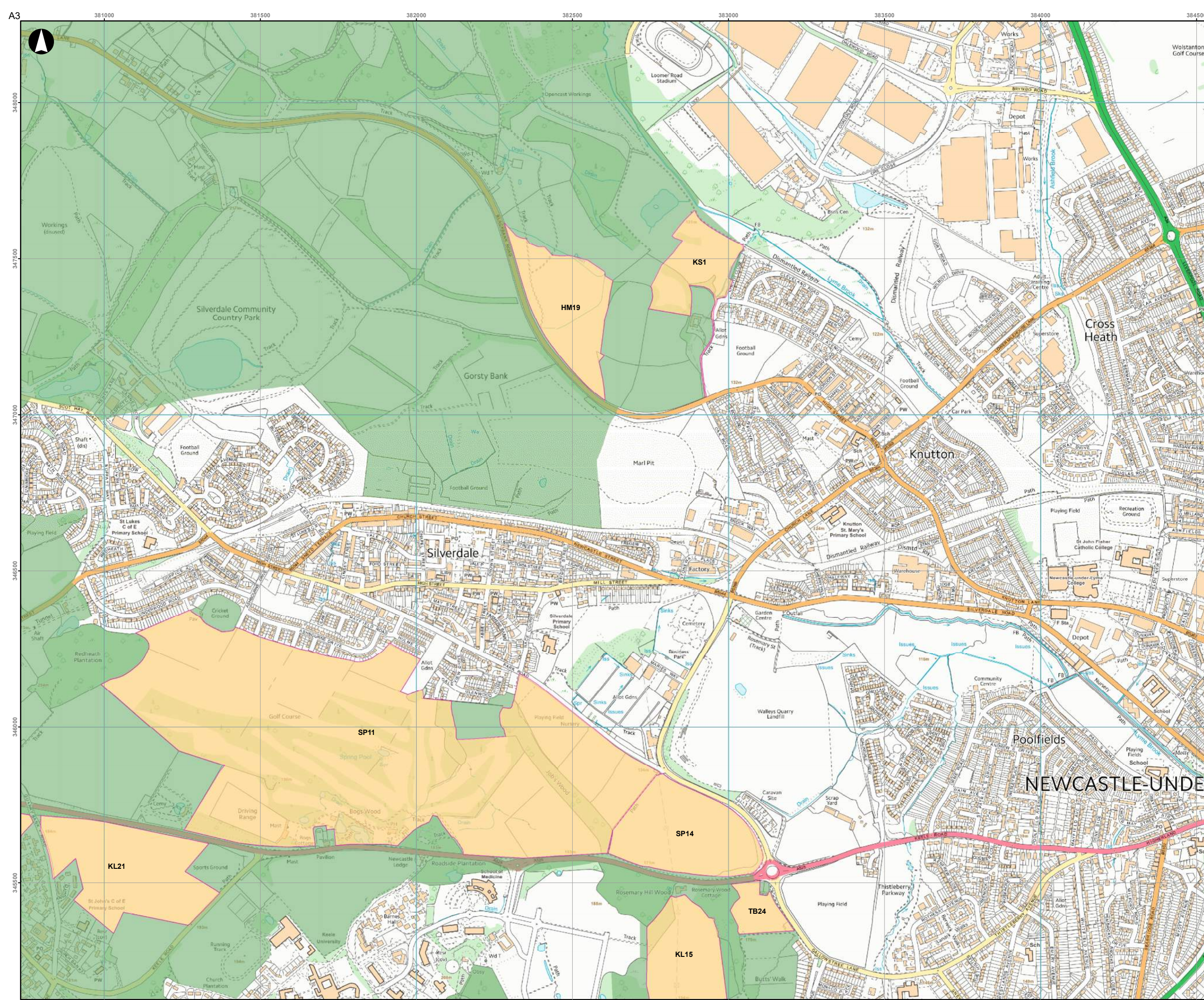
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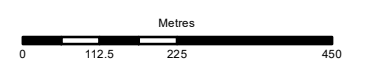
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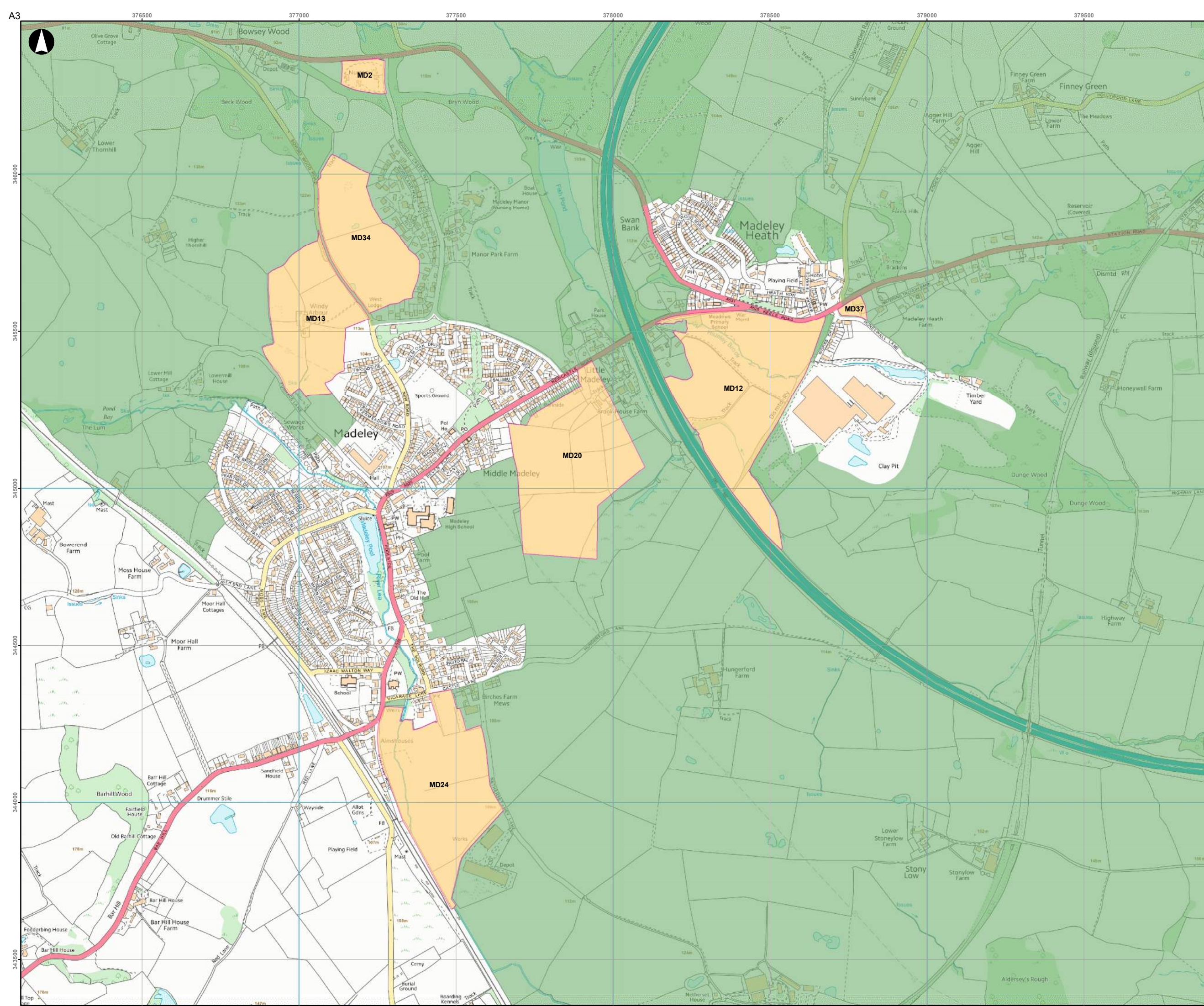
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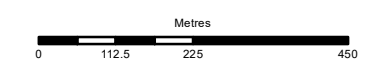
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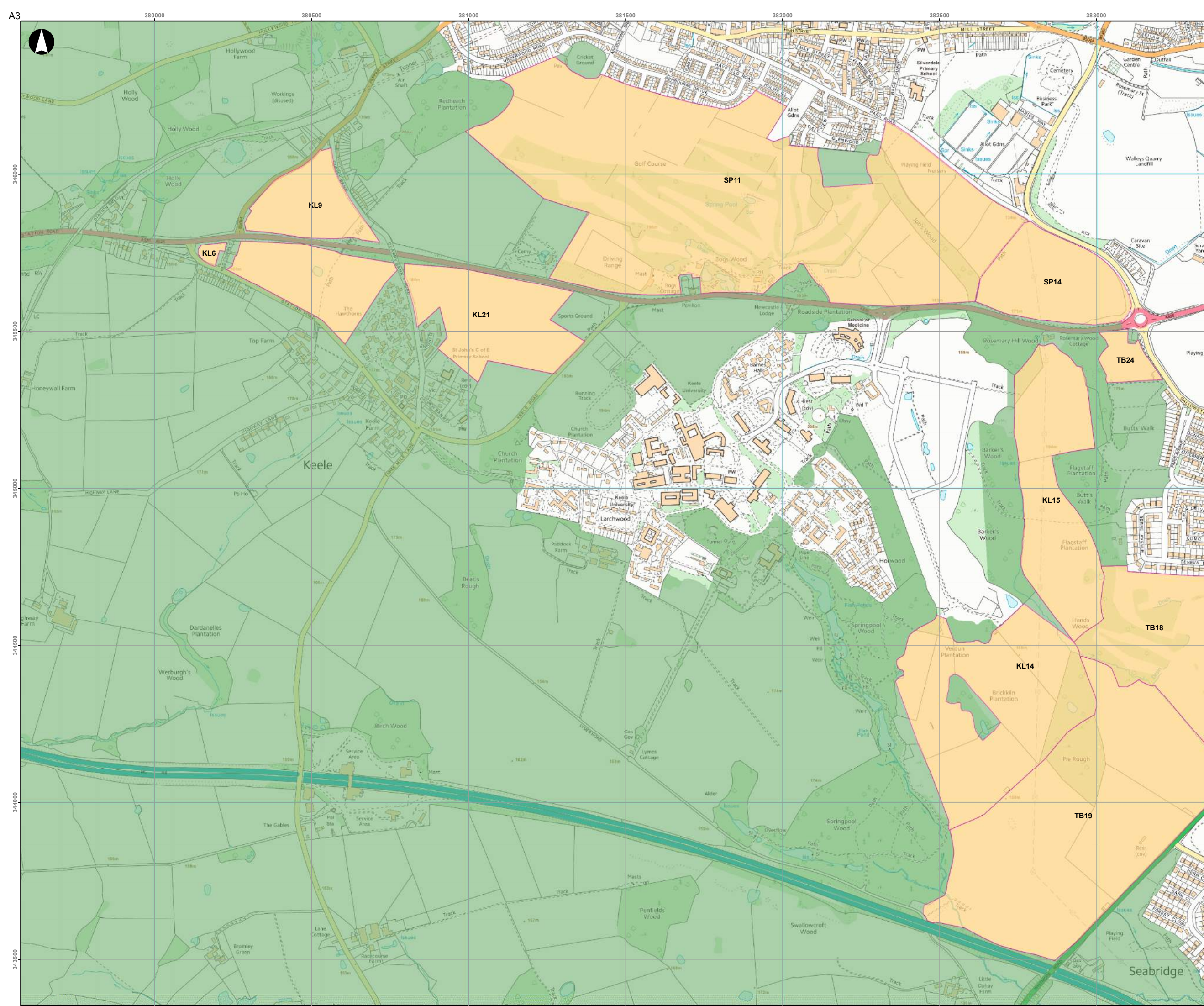
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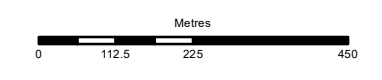
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Key

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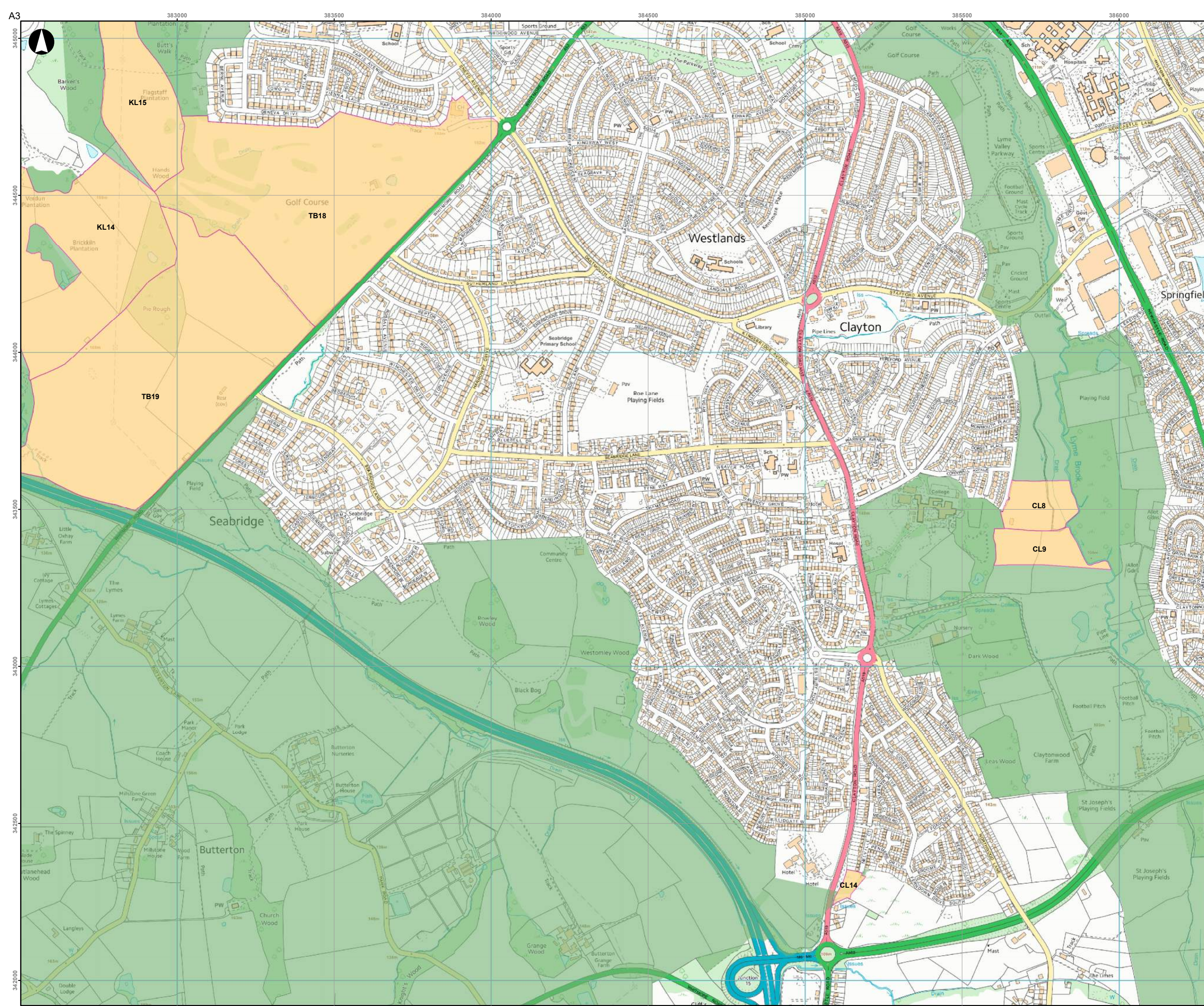
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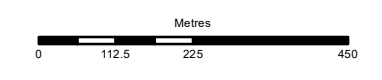
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Key

- Green Belt Contender Sites
- Green Belt not in sites
- SSSI
- Ramsar

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Client
**Stoke on Trent City Council and
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Job Title
**Newcastle under Lyme and
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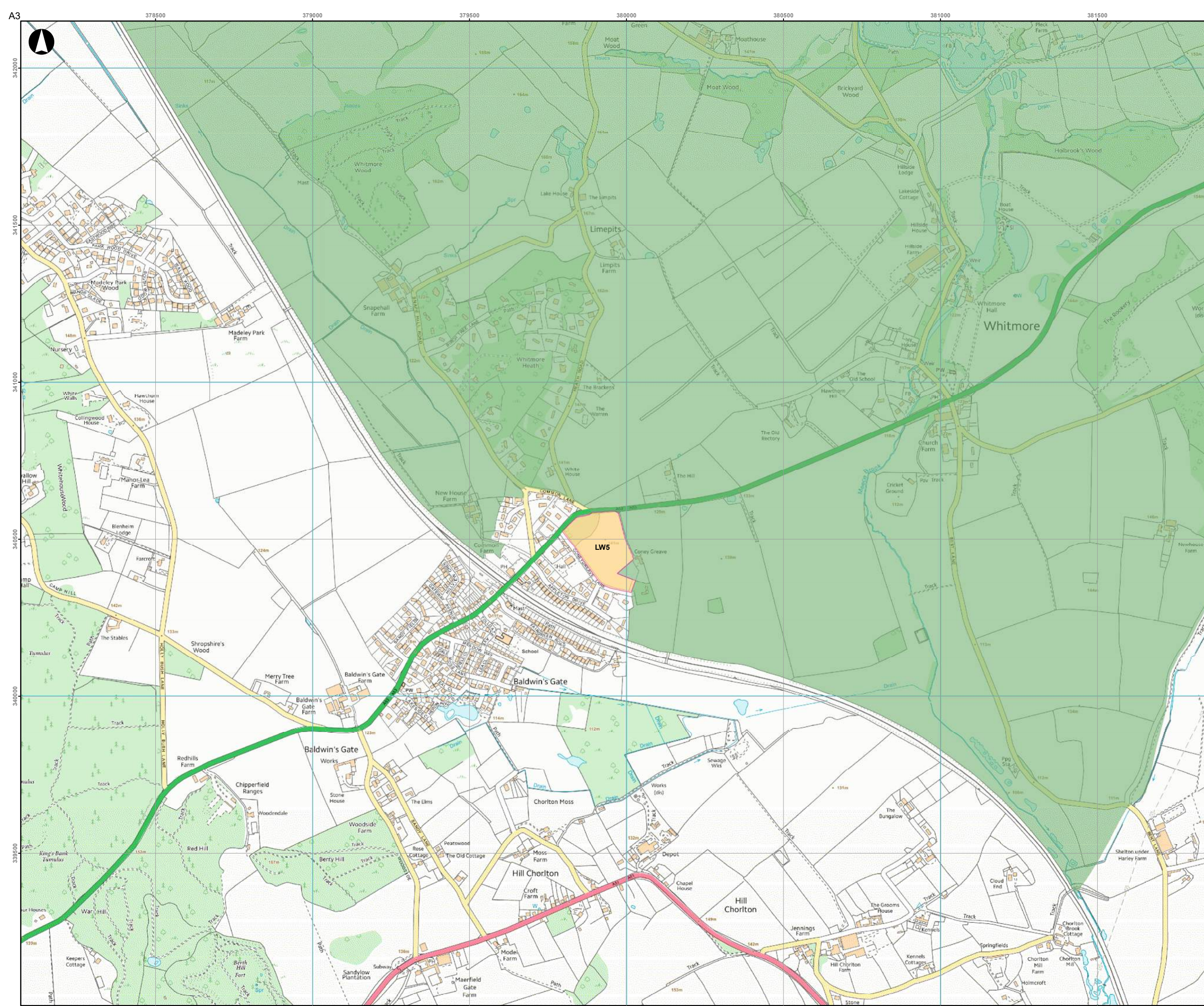
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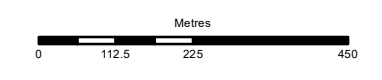
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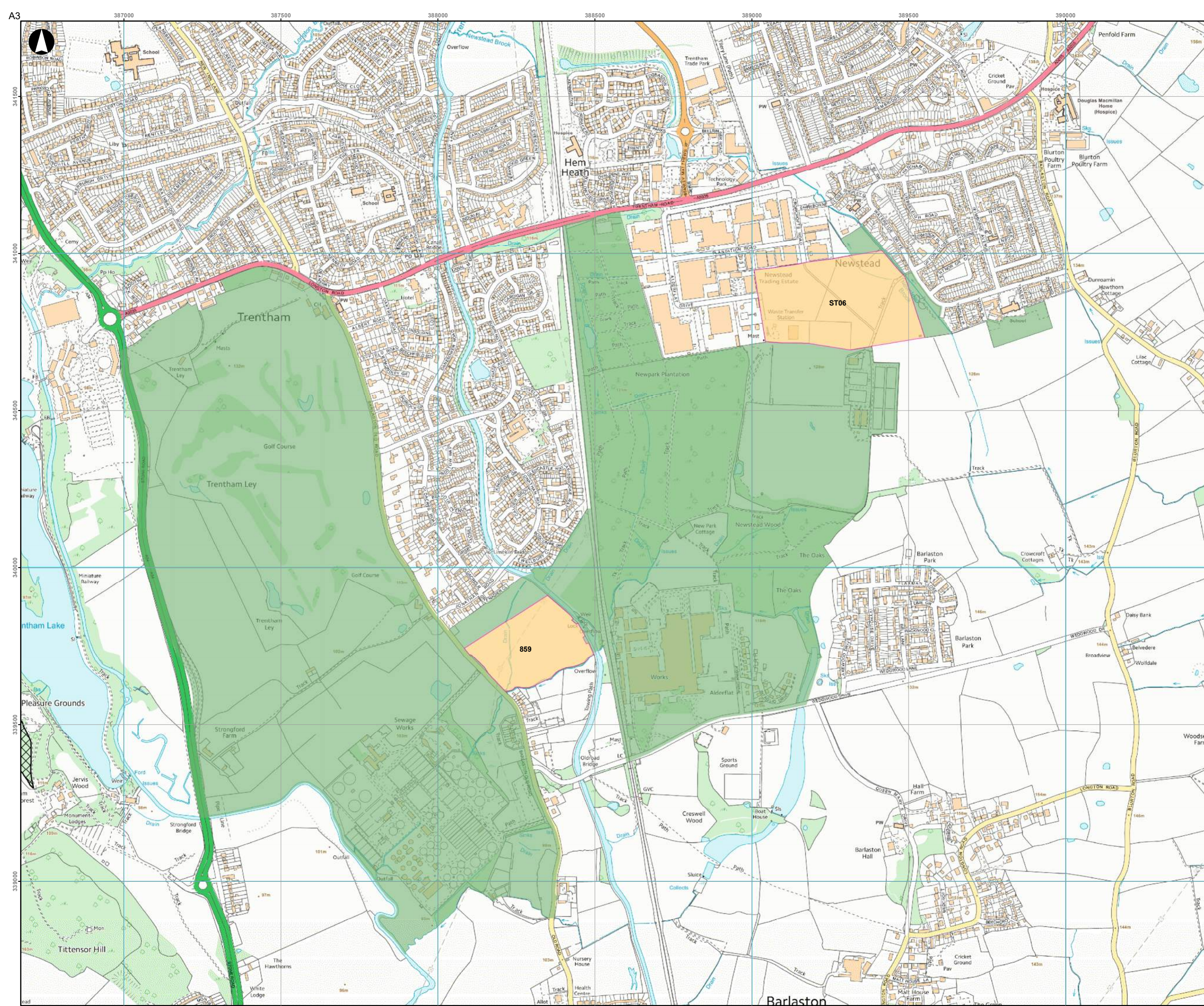
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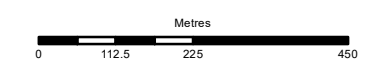
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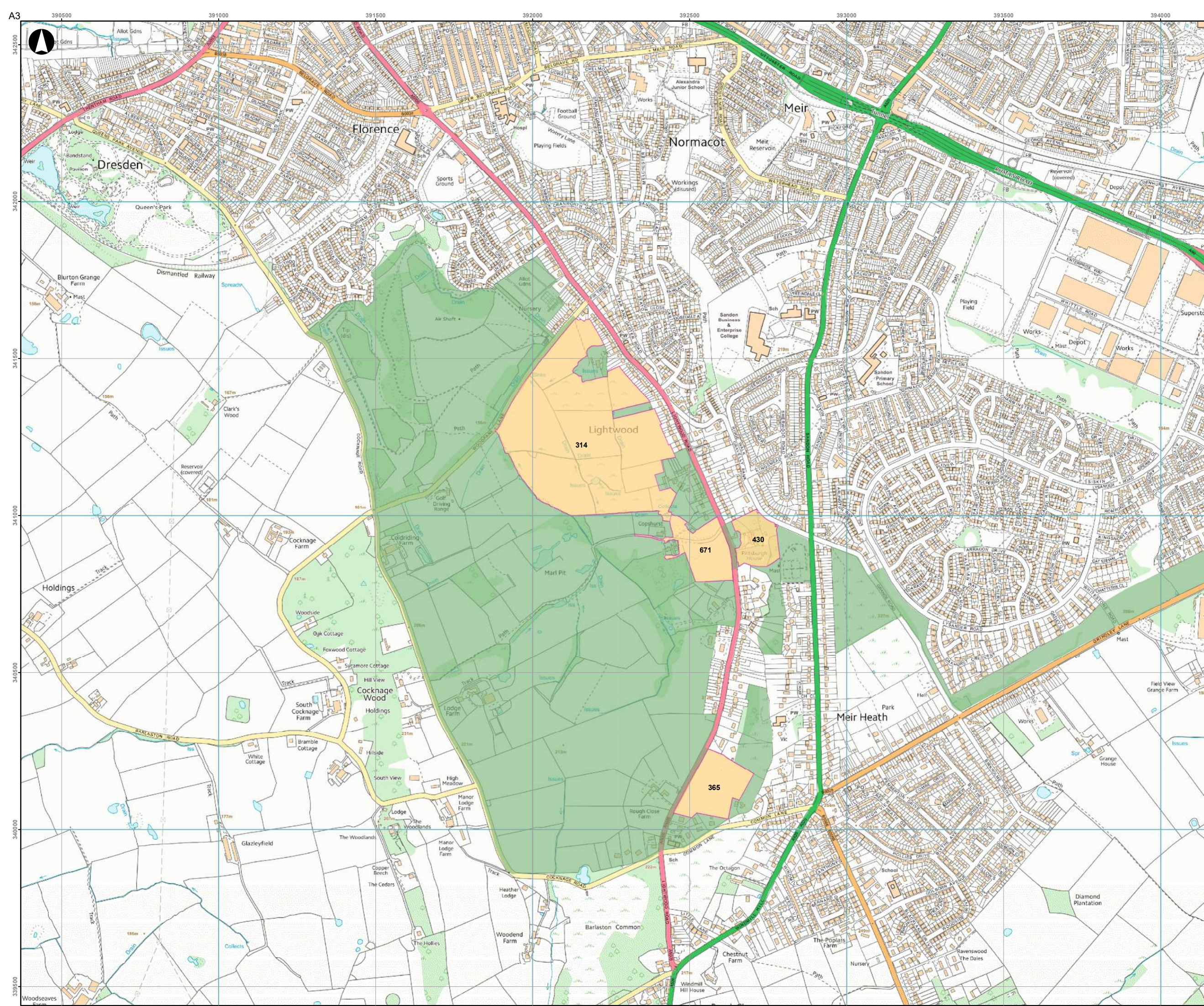
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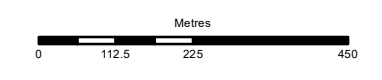
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Appendix B

Good Practice Review

B1 Good Practice Review

Local Authority	Approach to Green Belt Site Selection	Arup Comments
<p>Nuneaton and Bedworth Council Local Plan (adopted 11 June 2019)</p>	<p>The Council’s Housing Topic Paper (November 2017) sets out the approach to Green Belt site selection. It notes that the allocated sites have all been subject to a Sustainability Appraisal. At the Preferred Options stage it notes that a detailed site selection process was undertaken – this is evidenced in the Strategic Housing Site Selection Background Paper (2013). The Site selection process considered all the suitable/available sites within the Borough and identified ten Potential Development Areas that were considered most suitable, in planning terms, to contribute to the delivery of the housing needs in the Borough Plan. Following the Boroughwide search the proposed strategic locations were considered the most viable sites for new housing development. Each of these 10 Potential Development Areas were assessed under the SA Objectives and findings.</p> <p>As the Plan progressed to Publication stage and more sites were required to be found, the Topic Paper states that the Green Belt Study findings were used. The Council retained the highest performing Green Belt parcels, particularly where it serves a key purpose of separating settlements. The Council allocated sites that fit with the Council’s preferred spatial approach, whilst also utilising the lowest performing Green Belt parcels. As there were not enough low performing parcels for all the required development, it was also necessary to utilise sites within low-medium performing parcels, as long as the wider Green Belt parcel was not unduly comprised. The sites were put through the Sustainability Appraisal and assessed against other reports in the evidence base including:</p> <ul style="list-style-type: none"> • Ecology and geodiversity assessment 2016 (F8) • Air Quality assessment 2016 (G5) • Local Plan viability assessment 2016 (H3) • Borough Plan heritage assessment 2016 (J7) • Strategic flood risk assessment level 2 2016 (N5) • Joint Warwickshire Partnership water cycle study 2017 (N6) • Nuneaton and Bedworth landscape capacity study 2017 (T13) • Playing pitch strategy 2016 -2031 (Y3) • Sport, recreation and community facilities strategy 2016-2031 (Y4) • Strategic transport assessment 2016 (Z6) 	<p>The Council applied criteria similar to SHLAA criteria combined with Green Belt considerations, particularly relating to separation between settlements. A scoring system was not shown in the proformas and only a description was provided. The Council considered low performing parcels in the first instance however as there were not sufficient numbers, low-medium performing parcels were considered provided that the wider Green Belt was not unduly compromised.</p> <p>In the Inspector’s Report, the Inspector commented on the Council’s approach stating that they were justified in also considering low-medium sites whilst ensuring that the purpose and function of the Green Belt (particularly purpose 1 and 2) would not be unduly compromised. He noted that the performance of a Green Belt site is only one consideration and securing a sustainable pattern of development is also critical. High performing sites were not considered.</p>

	<p>The Strategic Housing Site Selection Background Paper (2013) applied the following overarching and detailed assessment criteria:</p> <p>Overarching criteria</p> <ol style="list-style-type: none"> 1. Needs of Nuneaton and Bedworth (does it join the existing urban area) 2. Settlement hierarchy and role (does it join a settlement, settlement role in the hierarchy) 3. Urban focus and urban extensions (could it form an urban extension) 4. Green Belt (contribution to Green Belt purposes) 5. Separation of settlements (does it form a function separating settlements) <p>Detailed criteria</p> <ul style="list-style-type: none"> • Meeting housing needs • Access to employment and training • Support town centres • Step change in public transport along north south corridor • Access to town centre, major leisure and community facilities • Infrastructure and services • Impact on road network • Green infrastructure • Open space, landscape character and historic and natural features • Derelict and contaminated sites • Air quality • Flood risk • Wildlife and biodiversity • Decentralised energy • Agricultural land • Mineral safeguarding • Mineshafts <p>The Paper notes that both the conclusions of the sustainability appraisal and the issues and concerns raised during the consultation have contributed to the development of the Overarching Principles and the criteria for assessing land parcels.</p>	
<p>Stevenage Borough Local Plan (adopted 22 May 2019)</p>	<p>The Council's Green Belt Review Part 1 and 2 formed the evidence base to identify sites which may be suitable for release.</p> <p>Review of the Green Belt around Stevenage: Part 1 – Survey against Green Belt purposes (AMEC, 2013)</p> <p>The Part 1 work evaluated strategic scale parcels of land against the purposes of the Green Belt, as defined within the NPPF. Once the contribution these parcels make to the Green Belt was determined, the Part 2 work then progressed this further, breaking down the sites into smaller</p>	<p>The Council's Part 2 Green Belt Study identified potential areas for release based on Green Belt factors, followed by development constraints, and consideration of defensible Green Belt boundaries. A separate SA was also undertaken.</p>

	<p>potential development areas and considering them in more detail in terms of their potential release.</p> <p>Review of the Green Belt around Stevenage: Part 2 – Site assessment and capacity testing (AMEC, 2015)</p> <p>The following method was applied in the Part 2 Study for the identification of parcels of land which could be proposed for removal from the Green Belt for release in the short and longer term. In some cases this might coincide with potential allocations.</p> <p>The segments identified in the Part 1 Green Belt Review have been used as the basis for the delineation of detailed parcels of land which could in principle form the basis for development areas. The segments were originally broadly drawn to reflect the strategic nature of the Part 1 study and were defined (reflecting the NPPF) using strong boundaries such as roads, railway lines and watercourses. The identification of parcels within these segments again seeks to use recognisable, distinct and permanent boundaries such as roads, but where this has not proven not to be possible, supplements these with field boundaries, hedgerows, woodland edges and Public Rights of Way which could in principle act as new boundaries should land be sought to be released. The identification of parcels which could form development areas does not imply that these areas could or should be released but demonstrates how development might in principle be accommodated should other aspects of the evidence base indicate that this is required.</p> <p>Site surveys undertaken jointly by a Chartered Landscape Architect and Chartered Town Planner to determine the potential for removing land from the Green Belt in respect of the following criteria:</p> <ul style="list-style-type: none"> • Would development of this parcel affect the openness and purposes of the Green Belt? • Would development of this parcel impact negatively on the visual amenity of the countryside/locality? • Would development relate well to the existing development pattern? • Would development detract from the landscape setting or special character of a settlement? <p>Identification of development constraints which need to be taken into consideration (flood risk, nature conservation designations, landscape sensitivity, heritage assets and access).</p> <p>Identification of initial sustainability considerations which need to be explored in more detail elsewhere and tested through the Sustainability Appraisal of the Local Plan.</p>	<p>In the Inspector’s Report, on a site by site basis the Inspector considered the outcomes from the Council’s Green Belt Review and the relative performance of the sites proposed to be allocated noting the impact of the removal of the site on the overall function of the Green Belt. She concludes that in the context of the Council’s housing need which cannot be met outside of the Green Belt and taking into account the thorough Green Belt site assessments and the resultant impact on the overall function of the Green Belt, exceptional circumstances exist to release the proposed sites.</p>
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	<p>Assessment of potential defensible Green Belt boundaries where (following the NPPF para 85) potential development sites/areas have been identified, specifically:</p> <ul style="list-style-type: none"> • Is this area of Green Belt associated with clearly defined boundary features which are readily recognisable and likely to be permanent? • Are there any issues which may weaken the ability of the Green Belt to endure beyond the plan period? 	
<p>Guildford Council Local Plan: Strategy and Sites (adopted 25 April 2019)</p>	<p>The Green Belt and Countryside Study (GBCS) (2014) and the Housing Delivery Topic Paper set out the site selection process.</p> <p>The Housing Delivery topic paper explores each spatial location and justifies the sites proposed to be allocated in the Submission Local Plan, as well as explaining why certain sites are considered inappropriate for allocation and/or considered appropriate for testing through the Sustainability Appraisal process.</p> <p>The Council’s spatial hierarchy identifies a brownfield first policy including, where appropriate, previously developed land in the Green Belt. The following spatial options are considered to be the most sustainable locations:</p> <ul style="list-style-type: none"> • Guildford town centre • Guildford, and Ash and Tongham urban area • Inset villages • Identified Green Belt villages • Rural exception housing <p>Should these options provide insufficient land to meet the OAN, then these would represent the next options which we would choose to explore:</p> <ul style="list-style-type: none"> • Countryside beyond the Green Belt • Guildford urban extensions • New settlement at the former Wisley airfield • Development around villages <p>The Council considered constraints including the Surrey Hills Area of Outstanding Natural Beauty, the Thames Basin Heaths Special Protection Area, Green Belt, flood risk and infrastructure capacity, such as the road network.</p> <p>The Green Belt and Countryside Study (GBCS) assesses all Green Belt and countryside land beyond the Green Belt and identifies Potential Development Areas (PDAs) and Potential Major Development Areas (PMDAs) that could potentially be developed should there be insufficient land within the urban areas to meet identified needs, without harming the overall main purpose of the Green Belt. The purpose</p>	<p>The Council’s Green Belt and Countryside Study (2014) which consisted of a number of volumes identified Potential Development Areas and Potential Major Development Areas which could meet development needs without harming the overall main purposes of the Green Belt. The PDAs were identified based on considerations including sustainability criteria (such as the walking distance to schools or shops) and environmental capacity (such as whether it is in the flood plain).</p> <p>In the Inspector’s Report, the Inspector concluded that strategic-level exceptional circumstances did exist, and then considered the local-level exceptional circumstances on a site by site basis taking into account the findings from the Council’s Green Belt and Countryside Study relating to the sensitivity of the site against the NPPF</p>

	<p>of this study was to identify a wide range of spatial options that we could consider for allocation through the Local Plan process against a wider set of planning and sustainability considerations, subject to the existence of exceptional circumstances. The PDAs were identified based on considerations including sustainability criteria (such as the walking distance to schools or shops) and environmental capacity (such as whether it is in the flood plain).</p> <p>The study consists of a number of volumes. Stage one of the GBCS process was to sub-divide the borough into land parcels. These land parcels were identified on the basis that they were physically and visually contained with strong defensible boundaries. Each land parcel was then assessed against the four relevant purposes of the Green Belt (Purpose 5: to assist in urban regeneration is considered to apply equally to all land parcels). Relevant to this topic paper are Volume II which identifies PDAs around the urban areas, Volume III which identifies small-scale PDAs around the villages, Volume IV which recommends which villages should be inset and Volume V which identifies major PDAs around villages, a potential new settlement at former Wisley airfield and reconsiders Countryside beyond the Green Belt.</p> <p>The draft Local Plan (2014) treated all PDAs as reasonable options for development regardless of the extent to which the land parcel within which it sits scored against Green Belt purposes (as shown on the sensitivity map). However, following the feedback from consultation and the new evidence available, we reconsidered how Green Belt is used as a constraint. The Regulation 19 Local Plan (2016) sought to give weight to the sensitivity of the Green Belt parcel within which each PDA is located. Whilst PDAs have been identified on the basis that they would not fundamentally harm the main purposes of the Green Belt, there would nevertheless be, in relative terms, more harm caused by allocating sites within land parcels assessed as contributing more towards the purposes of the Green Belt than those judged to be of lesser Green Belt value. In giving greater weight to the sensitivity of the Green Belt, we have therefore sought to ameliorate the consequent impacts on the Green Belt as much as is reasonably possible.</p> <p>However, given the shortfall early in the plan period and unmet needs within the HMA, we consider that it is still necessary to consider the potential of each PDA regardless of its Green Belt sensitivity. This is discussed further below.</p>	<p>Green Belt purposes as well as the size of the site and its ability to contribute to the Borough's housing requirement.</p>
<p>Kirklees Council Local Plan (adopted)</p>	<p>The Kirklees Local Plan Methodology Part 2: Site Allocation Methodology (November 2016) sets the process for allocating urban and Green Belt sites.</p>	<p>The Council applied the same Site Allocation</p>

<p>27 February 2019)</p>	<p>The Method notes that Green Belt sites which are less than 0.4ha have been assessed as part of the Green Belt Review and can be viewed in the Green Belt boundary changes document.</p> <p>The Site Allocation proforma considers the following factors:</p> <ul style="list-style-type: none"> • Settlement position (whether the site is within, on the edge or detached from an existing settlement) • Whether the site is within the green belt • Whether the site is greenfield or brownfield • Gross area in hectares • Site capacity (employment floorspace in square metres, housing capacity by number of dwellings) <p>The criteria below were assessed using a red/amber/green traffic light score and a description:</p> <ul style="list-style-type: none"> • Transport (site access, safety issues, public rights of way, pedestrian footways) • Public health (air quality considerations) • Education (primary and secondary school availability of places within the catchment area) • Historic environment (designated heritage assets, archaeological assets) • Flood/drainage (flood zone, surface water and drainage) • Environment Protection (contaminated land issues, proximity to landfill sites, HSE zones, requirements for a noise assessment or odour assessment) • Biodiversity (UK BAP priority habitats) • Other constraints (e.g. coal referral etc) • Open space (outcome from the open space assessment) • Green Belt (assessment conclusions taken from the Green Belt Assessment) • Green Belt edge (this is based on the site's position relative to the edge of a settlement using the outcomes of the Green Belt Edge Review as a guide. No edge assessment was carried out for sites detached from the settlement edge). • Exceptional circumstances • Site conclusions <p>The overall site conclusions for development options in the Green Belt included the configuration and relationship of the site to the settlement it abuts, the degree of infill or rounding off that could be achieved and the ability of the option to present a strong new defensible green belt boundary.</p> <p>Green: The site would present a reasonable extension relative to the settlement it abuts, would</p>	<p>Methodology to non-Green Belt and Green Belt sites. Green Belt sites smaller than 0.4ha were considered as part of a different document. The Council applied similar criteria to a SHLAA and used a R/A/G traffic light system. Green Belt considerations related to the Council's Green Belt Assessment and Green Belt Edge Review.</p> <p>In the Inspector's Report, the Inspector considered the findings the Council's Green Belt Review and the impact on Green Belt function and whether there was a strong defensible boundary. Other factors and constraints to development from the site assessment work were also considered.</p>
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	<p>have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary</p> <p>Amber: The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary. Opportunity may exist that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt</p> <p>Red: The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement.</p>	
<p>Barnsley Council Local Plan (adopted 3 January 2019)</p>	<p>The Green Belt and Safeguarded Land Background Paper (2016) and the Housing Background Paper (January 2018) describes the process the Council applied in allocating sites.</p> <p>The Green Belt Background Paper states that the suitability of non-Green Belt land for development was considered through Housing, Employment and Gypsy and Traveller Site Selection. The emerging position was that there will not be sufficient non Green Belt land to meet the development needs of the Local Plan period which led to the Council commissioning a Green Belt Review. This appraised the Green Belt around the towns and larger villages of Barnsley against the five nationally-defined purposes of the Green Belt. Those areas of Green Belt which were considered to perform weakly against the purposes of the Green Belt were assessed against a number of high level technical constraints. Resultant parcels identified through this Green Belt Review were then assessed through the Site Selection Methodologies.</p> <p>The Housing Background Paper states that Green Belt is recognised to be an overriding constraint on supply in determining the housing requirement. The Green Belt General Areas identified by the Green Belt review that were assessed as fulfilling Green Belt purposes to a ‘relatively strong’ or ‘very strong’ degree have not been assessed through the Housing Site Selection Methodology (HSSM). This approach is considered reasonable in order to maintain the most strongly performing Green Belt, in line with existing and emerging national planning policy.</p>	<p>The Background Papers note that non-Green Belt land was considered through the Housing, Employment and Gypsy and Traveller Site Selection Process. As there was insufficient land to meet requirements, a Green Belt Review was commissioned. Weak performing parcels were then assessed against a number of high level technical constraints and the resulting parcels were then assessed through the Site Selection Methodologies.</p> <p>The HSSM is based on suitable, available, achievable (similar to a SHLAA) using a R/A/G traffic light criteria and numerical scoring. The employment site selection</p>

	<p>If it is concluded that enough sites have not been identified through the HSSM it is then necessary to consider sites in the green belt. At this stage the methodology links with the Green Belt Review. In most instances sites identified through the green belt review as ‘resultant parcels’ that could be released from the green belt if needs require this are considered through the HSSM. As with sites outside the green belt the overall score and information gathered through the application of the methodology is considered. Planning judgement is then applied to decide if sites should be allocated for residential development in the draft Local Plan. Schedules are available which lay out how sites have performed through the HSSM process.</p> <p>The HSSM is based on suitable, available and achievable and a number of other factors. It uses a red/amber/green traffic light criteria which corresponds to a numerical score which is added up to give a total score for each site:</p> <ol style="list-style-type: none"> 1. Suitability – policy restrictions, physical problems or limitations, potential impacts and environmental conditions (this includes biodiversity, greenspace, landscape sensitivity, and landscape capacity). 2. Availability – there are no known legal or ownership problems in bringing the site forward for development 3. Achievability – it is economically viable to bring the site forward and there is capacity for the developer to complete and sell. This impacted by market factors, cost factors and delivery factors, such as build out rates (this considers market attractiveness and viability). <p>The following factors were also considered:</p> <ul style="list-style-type: none"> • Transport (availability of rail and bus, accessibility to public transport, proximity to strategic highway network) • Proximity to services (proximity to key services, proximity to town centres) • Efficient use of land (soil quality, land type, relationship to existing area) • Environment (impact on Conservation Areas, impact on listed buildings, impact on Registered Park and Gardens), Flood Risk, AQMA) • Physical problems/ limitations (access infrastructure, drainage infrastructure, ground condition, geo-cavities, bad neighbours). <p>The final stage of the methodology involves the formation of an officer group to discuss sites included in the process.</p> <p>The Employment Site Selection Methodology considers the following factors providing a number of criteria which is given a numerical score:</p>	<p>methodology uses ELR type criteria and a numerical scoring system.</p> <p>In the Inspector’s Report, the Inspector considers the allocations on a site by site basis. In considering whether exceptional circumstances exist she notes that alternative sites have been assessed and discounted and she considers the findings from the Green Belt Review and the site’s fulfilment of Green Belt purposes.</p>
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	<ul style="list-style-type: none"> • Meeting employment needs (potential to meet employment needs, potential to meet wider employment needs) • Accessibility (accessibility for employees, accessibility for business needs) • Deliverability (market attractiveness, potential uses, availability and constraints) • Location (location and land type) • Environment (environmental impacts) • Amenity (compatibility with surrounding land uses) • Local Plan compliance. 	
<p>Cheshire East Local Plan Strategy (adopted 27 July 2017)</p>	<p>The Council applied a sequential approach to site selection taking account of spatial strategy and objectives and integrating the SA / HRA process, and consultation outcomes.</p> <p>Stage 1 – Urban potential study evidencing how much need can be accommodated within the existing settlement.</p> <p>Stage 2 – Edge of settlement work including GB and non GB sites.</p> <p>Stage 3 – First site sift of sites promoted to CEC. Focus on sites which align with spatial strategy, exclusion of sites on the basis of availability and absolute constraints.</p> <p>Stage 4 – SA / HRA screening of site.</p> <p>Stage 5 – Site assessment of characteristics, Local Plan objectives and Green Belt.</p> <p>Stage 6 – Sequential review based on non-Green Belt sites first.</p> <p>Stage 7 – Short list of sites for comment by Infrastructure Providers.</p> <p>Stage 8 – Assessment of sites against outcomes of all previous stages and full SA / HRA assessment. Public consultation is factored into this stage.</p> <p>Stage 9 – Final site selection and justification.</p> <p>The Council produced a Site Selection Report for each of the settlements. This applied suitable, available and achievable criteria using a red/amber/green traffic light scoring system and providing a commentary on the sites.</p> <p>The following criteria and sub-criteria was applied:</p> <ol style="list-style-type: none"> 1. Available (site ownership) 2. Achievable (market attractiveness – economic viability, evidence from promoter/landowner) 3. Suitable: <ul style="list-style-type: none"> • Landscape impact • Impact on the character of the settlement and urban form • Impact on the Green Gap (only for Crewe and Nantwich) 	<p>The Council utilised a detailed site selection methodology applying suitable, available, achievable criteria applying a R/A/G traffic light scoring system and a detailed consideration of Green Belt implications. The outcomes from the SA and HRA were also included within the consideration of suitability.</p> <p>In the Inspector’s Report, the Inspector stated that the site selection process had been undertaken in a consistent, objective, comprehensive and transparent way, assessing the contribution that each site makes to the purposes of the Green Belt and the implications for the wider Green Belt, and the results have informed the final site-selection process. For each of the towns surrounded by the Green Belt, CEC has assessed whether development needs can be met, firstly by examining the likely contribution from</p>

	<ul style="list-style-type: none"> • Neighbouring uses • Highways access • Local highways • Impact on the strategic road network • Heritage assets • Flooding/drainage • Ecology • Tree Preservation Orders • Air quality • Minerals • SA Accessibility Assessment • Outcome of the HRA (Stage 4 Methodology) • Brownfield/greenfield • Agricultural Land Classification <p>It also considered the following Green Belt factors:</p> <ul style="list-style-type: none"> • Potential area for Green Belt release • Green Belt Assessment of the potential area to be released • Resulting Green Belt boundary • Surrounding Green Belt • Exceptional circumstances 	<p>sites within the urban areas and other non-Green Belt land, and then by assessing potential Green Belt sites in a sequential manner, depending on their contribution to Green Belt purposes, ranging from “no contribution” through to a “significant” and “major” contribution. He stated that <i>“having considered all the evidence, I can find no fundamental flaws or errors in the approach or in the final assessments, particularly since it relies on matters of reasoned judgement.”</i></p>
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Appendix C

Green Belt Assessment Framework

C1 Green Belt Assessment Framework

Overview

Paragraph 134 of the NPPF sets out the five purposes of Green and, in undertaking the Green Belt site assessments it is necessary to interpret these given that there is no single ‘correct’ method as to how they should be applied.

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

For each purpose a number of criteria have been developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk-based analysis or site-based analysis) will be documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the site’s contribution to the Green Belt purpose, these are shown and defined in Table 1 below:

Table 1: Qualitative scoring system to be applied against each purpose and overall

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

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

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

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

Table 2: Definitions for Purpose 1

Definitions for Purpose 1
<p>Sprawl – <i>spreading out of building form over a large area in an untidy or irregular way</i> (Oxford English Dictionary)</p> <p>Large built-up areas – this has been defined as the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area³, as set out in the Core Spatial Strategy Key Diagram. This does not include any inset settlement or settlements within other neighbouring authorities.</p>
<p>Definitions for this Approach</p> <p>Well connected (or highly contained) – well connected to the built-up area, i.e. to be surrounded by high levels of built development.</p> <p>Open land – land which is lacking development.</p> <p>Round-off – where the existing urban area is an irregular shape, will the site fill in a gap and / or complete the shape</p> <p>Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.</p>

Approach to the Assessment

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

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

³ Reference has been taken from the Joint Core Spatial Strategy (2009) Key Diagram which shows three ‘Major Urban Areas’: Newcastle-under-Lyme, Stoke-on-Trent and Kidsgrove. As Newcastle-under-Lyme and Stoke-on-Trent form a contiguous urban area with Kidsgrove separated by the Green Belt, Kidsgrove has not been defined as the ‘large built up area’. The contiguous urban area in Stoke-on-Trent includes Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall, and in Newcastle-under-Lyme includes Chesterton, Wolstanton, Newcastle and Silverdale.

Table 3: Purpose 1 Method

Key Questions to Consider	Recommended Approach
1. Is the site adjacent ⁴ to the large built-up area?	If yes , proceed to Stage 2... If no , conclude site makes no contribution to purpose 1
2. Existing boundary with built-up area: Is there an existing durable boundary between the built-up area and the site which could prevent sprawl?	a. Describe existing boundary between built-up area and site. b. If a durable boundary between the site and built-up area exists, conclude site makes a weaker contribution to checking unrestricted sprawl.
3. Connection to built-up area: a. Is the site well connected to the built-up area along a number of boundaries? b. Would development of the site help 'round off' the built-up area, taking into account the historic context of the Green Belt?	a. Describe existing boundary between built-up area and site. b. If a durable boundary between the site and built-up area exists, conclude site makes a weaker contribution to checking unrestricted sprawl.
4. Ribbon development: What role does the site play in preventing ribbon development? (may not be relevant in all circumstances)	Describe whether there is existing ribbon development or potential for ribbon development. If existing ribbon development within site and potential for further ribbon development, conclude site makes a stronger contribution to checking unrestricted sprawl.
5. Overall assessment: What level of contribution does the site make to purpose 1?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

⁴ For the purposes of the assessment this means that the site physically adjoins the defined large built up area along one or more boundaries.

Purpose 2: Prevent neighbouring towns merging into one another

Table 4: Purpose 2 Method

Definitions for Purpose 2			
<p>Neighbouring towns – this has been defined with reference to the North Staffordshire Green Belt Local Plan and therefore the ‘neighbouring towns’ are defined as follows (it is acknowledged that this includes towns, villages and settlements and not all of these places would properly be defined as ‘towns’ under normal circumstances):</p> <ul style="list-style-type: none"> • The Newcastle-under-Lyme urban area (the ‘large built-up area’); • The Stoke-on-Trent urban area (the ‘large built-up area’)⁵, and the following: 			
Newcastle-under-Lyme	Stoke-on-Trent	Staffordshire Moorlands	Stafford Council
Alsagers Bank	Baddeley	Bagnall	Barlaston
Audley	Edge/Light Oaks	Biddulph	Fulford
Betley	Norton Green	Blythe Bridge	Meir Heath
Bignall End		Brown Edge	Oulton
Halmerend		Caverswall	Stone
Kidsgrove		Cellarhead	Tittensor
Madeley		Cheadle	
Madeley Heath		Cheddleton	
Miles Green		Cookshill	
Wood Lane		Dihorne	
		Endon	
		Folly Lane	
		Forsbrook	
		Kingsley	
		Kingsley Holt	
		Longsdon	
		Stanley	
		Stanley Moor	
		Werrington	
		Wetley Rocks	
<p>Outside the North Staffordshire Green Belt, the following towns in the neighbouring authority of Cheshire East have been defined with reference to the Cheshire East Green Belt Assessment Update:</p> <ul style="list-style-type: none"> • Alsager • Scholar Green / Hall Green • Mount Pleasant • Mow Cop 			
<p>Merging – combining to form a single entity (Oxford English Dictionary)</p>			
Definitions for the Approach			
<p>Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.</p>			

⁵ Including Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall.

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

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

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

Approach to the Assessment

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

Table 5: Purpose 2 Method

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

Purpose 3: To assist in safeguarding the countryside from encroachment

Table 6: Definitions for Purpose 3

Definitions for Purpose 3
Definitions for Purpose 3 Safeguarding - Protect from harm or damage with an appropriate measure (Oxford English Dictionary). Countryside – The land and scenery of a rural area that is either used for farming or left in its natural condition (Oxford English Dictionary and Cambridge Dictionary). Encroachment - a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).
Definitions for the Approach Durable boundaries – refer to boundary definition in Table 9 below.

Built form – any form of built development excluding buildings for agriculture and forestry (e.g. residential properties, warehouses, schools, sports facilities).

Settlement – all settlements that are inset from the Green Belt and the large built-up-areas

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact upon the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 8 below.

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

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

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

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

Beneficial uses – as set out in paragraph 81 of the NPPF, these include: identifying opportunities to provide access to the countryside; to provide opportunities for outdoor sport and recreation; and to retain and enhance landscapes, visual amenity and biodiversity.

Approach to the Assessment

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

Table 7: Purpose 3 Method

Key Questions to Consider	Recommended Approach
1. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?	<p>a. Identify any durable boundaries <i>between the site and settlement</i> which would prevent future encroachment <i>into</i> the site. If there are durable boundaries between the site and settlement, conclude that site makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the site itself plays a lesser role.</p> <p>b. Identify any durable boundaries <i>between the site and countryside</i> which would <i>contain encroachment</i> in the long term if the site were developed. If there are durable boundaries between the site and countryside, conclude that site makes a weaker contribution to safeguarding from encroachment.</p>
2. Existing encroachment: What is the existing land use/uses?	a. Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses).

Is there any existing built form within or adjacent to the site?	b. Describe any existing built form. If considerable amount of built form within the site, conclude that site makes a weaker contribution to safeguarding from encroachment.
3. Connection to the countryside: Is the site well connected to the countryside? Does the site protect the openness of the countryside?	a. Describe degree of connection to the countryside (e.g. along a number of boundaries). If site is well connected to the countryside, conclude site makes a stronger contribution to safeguarding from encroachment. b. Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 5.
4. Does the site serve a beneficial use of the Green Belt (NPPF para 141) which should be safeguarded? [This will not be as relevant to the assessment of General Areas given the scale of these].	Identify any beneficial Green Belt uses served by site, as per NPPF para 141, on a high-level basis. If site serves 2 or more beneficial uses, conclude site makes a stronger contribution to safeguarding from encroachment. Note: if site serves 1 or no beneficial uses this does not weaken its contribution to purpose 3.
Overall assessment: What level of contribution does the site make to purpose 3?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

Table 8 Degree of Openness Matrix

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

30%		Dense vegetation	Weak degree of openness
	No long line views	Low vegetation	Weak degree of openness
More than 30%	Open long line views	Dense vegetation	No degree of openness
		Low vegetation	Weak degree of openness
	No long line views	Dense vegetation	No degree of openness
		Low vegetation	No degree of openness
	Open long line views	Dense vegetation	No degree of openness
		Low vegetation	Weak degree of openness

Table 9 Boundary Definition

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

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

Table 10: Definitions for Purpose 4

Definitions for Purpose 4	
<p>Historic Town – for the purposes of this assessment these have been identified using the ‘neighbouring towns’ defined in purpose 2 cross referenced to the Councils’ Conservation Area Appraisals. Following review by the Councils’ Conservation Officers, Keele was also deemed to be a ‘historic town’. The ‘historic towns’ are defined as:</p>	
Newcastle-under-Lyme	Stoke-on-Trent
The Newcastle-under-Lyme Urban Area Audley Betley Keele Kidsgrove Madeley	The Stoke-on-Trent Urban Area
<p>Within the neighbouring authorities of Cheshire East and Staffordshire Moorlands, the historic towns have been defined with reference to their existing Green Belt Assessments and are as follows:</p>	
Cheshire East	Staffordshire Moorlands
Alsager	Biddulph
<p>Definitions for the Approach</p> <p>Relevant Conservation Areas – these are defined as the Newcastle Town Centre Conservation Area, Audley Conservation Area, Betley Conservation Area, Keele Conservation Area, Kidsgrove Conservation Area, Madeley Conservation Area, Talke Conservation Area, Stoke Town Centre Conservation Area, Hanley Conservation Area and Burslem Conservation Area. Within Cheshire East, this is defined as: Alsager Conservation Area. Within Staffordshire Moorlands, this is defined as Biddulph Conservation Area.</p> <p>Important Views – these are defined as those ‘important views’ shown in the Councils Conservation Area Appraisals on the Townscape Appraisal Maps (for Stoke-on-Trent and Newcastle-under-Lyme).</p> <p>Designated heritage assets – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, p.51).</p> <p>Buffer area – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m.</p> <p>Built development – buildings of any type or use.</p>	

Approach to the Assessment

A desk-based assessment only will be applied to this purpose.

Table 11: Purpose 4 Method

Key Questions to Consider	Recommended Approach
<p>Stage 1 Is the site adjacent to a ‘historic town’?</p>	<p>a. Identify whether the site is located adjacent to a historic town? b. If the site is adjacent to a historic town, continue to Stage 2.</p>

	c. If the site is not adjacent to a historic town, conclude the site makes no contribution to this purpose.
If not adjacent to historic town, conclude ‘ no contribution. ’ If yes, undertake Stage 2...	
Stage 2 Assess the proximity of the town’s relevant Conservation Areas to the Green Belt	a. Identify whether there are any relevant Conservation Areas within 250m of the Green Belt site... b. ...and/or whether there are any important views into or out of the Conservation Area (with reference to the Conservation Area Appraisals). c. If there are no Conservation Areas within 250m of the Green Belt, conclude that the site makes no contribution to the purpose unless there are important views.
If Conservation Area within 250m buffer, undertake Stage 3... If outside 250m buffer, conclude ‘ no contribution ’.	
Stage 3 Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?	a. Describe the built development separation between the Green Belt and the Conservation Area. For example: two rows of residential streets separate the Conservation Area from the Green Belt boundary. b. If the Conservation Area is located adjacent to or within the Green Belt boundary, conclude that site makes a strong contribution to purpose 4.
Stage 3A Are there any other designated heritage assets within the 250m buffer which add to the setting and special character?	a. Identify whether there are any other designated heritage assets within the 250m buffer and their proximity to the Green Belt. b. If there are listed buildings located adjacent to the Green Belt boundary, conclude that site makes a stronger contribution to purpose 4. c. If the site cross an important viewpoint, conclude that site makes a stronger contribution to purpose 4.
Overall assessment: What level of contribution does the site make to purpose 4?	Stage 3 will determine the level of contribution: No / Weak / Moderate / Strong

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

Approach to the Assessment

Apply ‘moderate contribution’ to all General Areas and sites.

Overall Assessment

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

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

Table 12 Green Belt Purposes: Overall Assessment

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

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

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

Example:

Moderate	Moderate	Moderate	Moderate	No	Moderate
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Exception:

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

Example:

Moderate	Moderate	Moderate	Weak	Weak	Moderate
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Exception:

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

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

Example:

Moderate	Moderate	Moderate	Strong	Weak	Moderate
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Exception:

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

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

Example:

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

Exception:

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

Example:

Weak	Weak	No	Moderate	Strong	Apply professional judgement
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Applying Professional Judgement

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

In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 133 of the NPPF:

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

Paragraph 133 refers to the prevention of ‘urban sprawl’ and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and thus where the development of a site would particularly threaten these purposes additional weight should be applied to its contribution to Green Belt purposes. This is matter for the professional judgement of the assessor however the justification for the assessment should provide a transparent explanation behind their reasoning.

Appendix D

Sustainability Appraisal Objective Review

Sustainability Appraisal Objective	Relevant to Site Selection Criteria?	Proposed Site Selection Criteria (drawing on SHLAA and ELR)	Data Source (all GIS layers provided by the Councils)	Proposed Scoring			Justification for Criteria
				Red - Mitigation likely to be required / unavoidable impacts	Amber - Mitigation may be required / unavoidable impacts	Green - Promotes sustainable growth	
1 To contribute to carbon reduction and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment	No						
2 To improve air quality, creating cleaner and healthier air	Yes	Is the site within an AQMA?	GIS layer for AQMAs	All of the site falls within an AQMA.	Part of the site falls within an AQMA.	No part of the site is within an AQMA.	Existing SHLAA suitability criteria for Newcastle-under-Lyme. NPPF paragraph 181 requires consideration of presence of AQMAs
3 To ensure that there is an overall net gain in the extent and quality of biodiversity	Yes	Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	GIS layers for SSSIs, LNRs, LWSs, ancient woodland	There are environmental designations within or immediately adjacent to the site which and development would have a significant impact on them.	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development.	No environmental designations within or immediately adjacent to the site.	Existing SHLAA suitability criteria for Newcastle-under-Lyme and joint ELR criteria. NPPF Footnote 6 requires the protection of SSSIs, AONBs, SPAs, SACs, RAMSAR etc. Paragraph 170 requires the protection of sites of biodiversity or geological value. PPG recognises nature conservation as a factor to be considered when assessing suitability.
		Are there any TPOs on or immediately adjacent to the site?	GIS layer for TPOs	There are TPOs on or immediately adjacent to the site which will be difficult to accommodate or will have a significant impact on any development.	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout.	No TPOs.	
4 To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources	Yes	Is the site previously developed land?	Site visit	Site is greenfield.	Site is a mix of previously developed land and greenfield.	Site is previously developed land.	Existing SHLAA suitability criteria for Stoke-on-Trent. NPPF Paragraph 17 encourages the use of previously developed land.
		What is the site's Agricultural Land Classification?	GIS layer for agricultural land grading	Site consists of grade 1, 2 or 3a agricultural land.	Site consists of grade 3b, 4 or 5 agricultural land.	No loss of agricultural land.	Existing SHLAA suitability criteria for Newcastle-under-Lyme. NPPF Paragraph 170 encourages recognition of the economic and other benefits of the best and most versatile agricultural land.
		Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	GIS layer for hazardous site	N/A.	Yes, site is within a HSE Major Hazard Consultation Zone.	Not within a HSE Major Hazard Consultation Zone.	Existing SHLAA suitability criteria for Newcastle-under-Lyme and joint ELR criteria.
		Is there any known contamination on site?	GIS layer for historic landfill site GIS layer for contamination	Majority of the site is potentially contaminated and may be difficult to remediate.	Site includes areas of potential contamination which could be remediated.	Site is not thought to be contaminated / Site adjoins an area of potential contamination.	PPG recognises physical limitations or problems such as ground conditions, hazardous risks or contamination as factors to be considered when assessing suitability.

Sustainability Appraisal Objective	Relevant to Site Selection Criteria?	Proposed Site Selection Criteria (drawing on SHLAA and ELR)	Data Source (all GIS layers provided by the Councils)	Proposed Scoring			Justification for Criteria
				Red - Mitigation likely to be required / unavoidable impacts	Amber - Mitigation may be required / unavoidable impacts	Green - Promotes sustainable growth	
		Are there any physical constraints relating to ground stability or historic mining in or around the site?	GIS layer for mine shafts	N/A.	Yes, historic mining activities. Consultation with Coal Authority likely.	No ground stability/historic mining activities.	
5	Yes	Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	GIS layers for flood zones 2 and 3	Majority of site is within Flood Zone 3.	Majority of site is within Flood Zone 2.	Majority of site is within Flood Zone 1.	Existing SHLAA suitability criteria for both authorities and joint ELR criteria. NPPF Paragraph 149-150 requires new development to avoid increased vulnerability to climate change factors including flood risk. Paragraph 155 requires new development to be directed away from areas at the highest flood risk. PPG recognises physical limitations or problems such as flood risk to be considered when assessing suitability.
6	No						
7	Yes	Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	GIS layers for conservation areas, listed buildings, registered park and gardens and scheduled ancient monuments	[List heritage asset(s) present] There is potential for harm to a designated heritage asset(s) or its setting as a result of development.	[List heritage asset(s) present] Further information is required in order to establish the potential for harm to a designated heritage asset(s) or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.	No designated heritage assets present or There is no potential for harm to a designated heritage asset(s) or its setting.	Existing SHLAA suitability criteria for both authorities and joint ELR criteria. NPPF Footnote 6 requires the protection of designated heritage assets. PPG recognises the effect on heritage conservation as a factor to be considered when assessing suitability.
8	Yes	Is the site isolated from the existing urban area / settlement?	GIS layers of urban area / inset settlement boundary	Site is completely detached from the existing urban area / inset settlement.	Site is detached from the existing urban area / inset settlement however it is in close proximity and could be linked by an adjacent site.	Site is connected to the existing urban area / inset settlement by one or more boundaries.	Existing SHLAA suitability criteria for Newcastle-under-Lyme. PPG recognises the effect upon landscapes including landscape features as a factor to be considered when assessing suitability.
9	No						

Sustainability Appraisal Objective	Relevant to Site Selection Criteria?	Proposed Site Selection Criteria (drawing on SHLAA and ELR)	Data Source (all GIS layers provided by the Councils)	Proposed Scoring			Justification for Criteria
				Red - Mitigation likely to be required / unavoidable impacts	Amber - Mitigation may be required / unavoidable impacts	Green - Promotes sustainable growth	
10 Maintain and enhance quality and accessibility of green space	Yes	Is there access to open space within 800m or 10mins walk?	GIS layers for open space/greenspace	Site is over 1.2km from an area of open space / greenspace.	Site is between 800m and 1.2km from an area of open space / greenspace.	Site is within 800m of an area of open space / greenspace.	Existing SHLAA suitability criteria for Stoke-on-Trent. NPPF Paragraph 20 requires strategic policies to make sufficient provision for housing and community facilities (such as health, education etc). <u>Justification for Distance Applied:</u> IHT (2000) Providing for Journeys on Foot for journeys in the 'elsewhere' category recommends 400m as desirable, 800m as acceptable and 1200m as a preferred maximum.
11 Encourage schemes that contribute to self-sufficiency in waste treatment and encourage local communities to take responsibility for the waste that they generate	No						
12 To provide housing choice and help meet the housing needs of the whole community	No						
13 To increase life expectancy and improve the health and mental well-being of the population overall	No	Will the site create any adverse environmental or amenity impacts to occupiers or surrounding areas?	Site visit	Site is within or adjacent to uses which are not considered compatible with residential / employment use (e.g industrial uses which may cause amenity issues).	Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns.	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use.	Existing SHLAA suitability criteria for both authorities and joint ELR criteria. NPPF Paragraph 180 requires new development to be appropriate for its location taking into account the potential sensitivity of the site. PPG recognises the amenity impacts experienced by would be occupiers and neighbouring areas as a factor to be considered when assessing suitability.
14 To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, and access to public transport are available to all sectors of the population with particular emphasis on deprived neighbourhoods	Yes	Is there access to a primary school within 800m or 10mins walk?	GIS layers for primary schools	Site is over 3.2km from a primary school.	Site is between 800m and 3.2km from a primary school.	Site is within 800m of a primary school.	Existing SHLAA suitability criteria for both authorities. NPPF Paragraph 20 requires strategic policies to make sufficient provision for housing and community facilities (such as health, education etc). PPG includes infrastructure as a factor to be considered when assessing suitability. <u>Justification for Distance Applied:</u> The distance of 800m was contained in the SHLAA and therefore has been used here. The upper limit of 3.2km is set out in the Education Act 1996 being defined as what counts as 'walking distance' for children under the age of eight (Section 444(5))

Sustainability Appraisal Objective	Relevant to Site Selection Criteria?	Proposed Site Selection Criteria (drawing on SHLAA and ELR)	Data Source (all GIS layers provided by the Councils)	Proposed Scoring			Justification for Criteria	
				Red - Mitigation likely to be required / unavoidable impacts	Amber - Mitigation may be required / unavoidable impacts	Green - Promotes sustainable growth		
		Is there access to a secondary school within 800m or 10mins walk?	GIS layers for secondary schools	Site is over 4.8km from a secondary school.	Site is between 800m and 4.8km from a secondary school.	Site is within 800m of a secondary school.	<u>Justification for Distance Applied:</u> The distance of 800m was contained in the SHLAA and therefore has been used here. The upper limit of 4.8km is set out in the Education Act 1996 being defined as what counts as 'walking distance' for children over the age of eight (Section 444(5))	
		Is there access to GP or health centre within 800m or 10min walk?	GIS layers for GP surgeries / health centres	Site is over 3.2km from a GP surgery / health centre.	Site is between 800m and 3.2km from a GP surgery / health centre.	Site is within 800m of a GP surgery / health centre.	<u>Justification for Distance Applied:</u> In the absence of any Government guidance of an acceptable walking distance to a GP surgery / health centre, the same distances from the Education Act have been applied.	
15	Reduce crime and the fear of crime	No						
16	To reduce the need to travel while increasing transport choice and accessibility for all	Yes	Access to a bus stop with regular service within 800m or 10mins?	GIS layers for bus stops	Regular bus service more than 800m away. Low frequency bus service more than 400m away.	Regular bus service within 400m-800m. Low frequency bus service within 200m-400m.	Regular bus service within 400m. Low frequency bus service within 200m.	Existing SHLAA suitability criteria for both authorities and joint ELR criteria. NPPF Paragraph 20 requires strategic policies to make sufficient provision for housing and transport infrastructure. PPG includes infrastructure as a factor to be considered when assessing suitability. <u>Justification for Distance Applied:</u> CIHT (January 2018) Buses in Urban Developments set out the recommended maximum walking distances to bus stops in Table 4 of the document. Department of Environment Circular 82/73 (DOE, 1973) gives 400m as the recommended maximum walking distance along the footpath system. 'Regular' is considered to be a stop which is serviced 3 times in one hour (i.e. every 20mins). Low frequency is considered to be a stop which is serviced less than 3 times in one hour.
			Access to a railway station?	GIS layers for railway station	Site is over 1.2km from a railway station.	Site is between 800m and 1.2km from a railway station.	Site is within 800m of a railway station.	Existing SHLAA suitability criteria for both authorities. <u>Justification for Distance Applied:</u> IHT (1999) Planning for Public Transport in Development recommends 800m walk to a railway station. IHT (2000) Providing for Journeys on Foot for journeys in the 'elsewhere' category recommends 400m as desirable, 800m as acceptable and 1200m as a preferred maximum.

Sustainability Appraisal Objective	Relevant to Site Selection Criteria?	Proposed Site Selection Criteria (drawing on SHLAA and ELR)	Data Source (all GIS layers provided by the Councils)	Proposed Scoring			Justification for Criteria
				Red - Mitigation likely to be required / unavoidable impacts	Amber - Mitigation may be required / unavoidable impacts	Green - Promotes sustainable growth	
17 To enable access to the widest range possible of shopping and commercial services for the resident population	No						Note: Access to health, education, and public transport is considered separately
18 To provide a range of employment land and premises that meets the needs of the business community and tackles socio- economic inequalities within the population	No						Note: This is covered by allocating land for employment use generally
19 To protect and enhance the vitality and viability of the city, town and district centres within the urban areas and village centres in the rural area	No						Note: This partly overlaps with the criteria proposed for Objective 8
20 To provide a safe, efficient transport network and increase the use of public transport, cycling and walking	Yes	Are there any known or potential highways / access issues which would prevent the development of the site?	Site visit	No apparent means of access / access would be difficult to achieve.	Access could be created although may require third party land.	Existing access into the site / or access could easily be created.	Existing SHLAA suitability criteria for both authorities and joint ELR criteria. PPG includes physical limitations or problems such as access as a factor to be considered when assessing suitability.

Appendix E

Blank Green Belt Site Review Proforma

E1 Green Belt Site Review Proforma – Site Reference

Site Reference		SITE PLAN			
Site Address					
Ward					
Existing Use					
Site Area (Ha)	As per SHLAA and ELR				
Site Capacity	As per SHLAA and ELR				
Green Belt Assessment Overall Contribution	Weak / Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Site is suitable Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA? ⁶	All of the site falls within an AQMA. Part of the site falls within an AQMA. No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes/No	1. Is the site viable (based on Councils Viability Assessment)?	No, site is not currently considered viable. Yes, site considered capable of viable development but landowners may need to accept land value reductions for abnormal site development costs. Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site which and development would have a significant impact on them. [State designations]. There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development. [State designations]. No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	Yes/No (If yes, state reference)	2. Is there active developer interest in the site?	Yes/No
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which will be difficult to accommodate or will have a significant impact on any development. There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout. No TPOs.	3. Is the site in active use?	Yes/No (If yes, state use)	3. Is there known demand for the form of provision approved/proposed?	Yes/No
Is the site previously developed land?	Site is greenfield. Site is a mix of previously developed land and greenfield. Site is previously developed land.	4. Could the site be developed now?	Yes/No	4. Have similar sites been successfully developed in the preceding years?	Yes/No (if yes, provide details)
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land. Site consists of grade 4 or 5 agricultural land. No loss of agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes/No (state details)	5. Are there known abnormal development costs?	Yes/None known (state details)

⁶ Note: All of Stoke-on-Trent is designated as an AQMA so all of the Stoke Green Belt sites will be assessed as 'red'.

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	N/A. Yes, site is within a HSE Major Hazard Consultation Zone. Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner or developer with owner backing. No known ownership issues / Site not promoted by the owner however there is an extant planning consent on the site Site was not promoted by owner but is not in active use and could be developed now / Site was promoted by owner however it has ownership issues which could be overcome. Site is not available / has ownership issues which cannot be overcome / Ownership is unknown and the site is in active use and could not be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable / there is developer interest and/or demand. No known abnormal development costs. The site may be viable however there are abnormal development costs which would need to be overcome. There is developer interest and/or demand. Site is not currently considered viable. There are insurmountable abnormal development costs and it is known that these cannot be overcome. There is no demand or developer interest.
Is there any known contamination on site?	Majority⁷ of the site is potentially contaminated and may be difficult to remediate. Site includes areas of potential contamination which could be remediated. Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	N/A. Yes, historic mining activities. Consultation with Coal Authority likely. No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Majority of site is within Flood Zone 2 / 3. Less than 50% of site is within Flood Zone 2 / 3. Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	[List heritage asset(s) present]. There is potential for harm to a designated heritage asset(s) or its setting as a result of development. [List heritage asset(s) present]. Further information is required in order to establish the potential for harm to a designated heritage asset(s) or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment. No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement. Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site. Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk ⁸ ?	Site is over 1.2km from an area of open space / greenspace. Site is between 800m and 1.2km from an area of open space / greenspace. Site is within 800m of an area of open space / greenspace.		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which are not considered compatible with residential / employment use (e.g industrial uses which may cause amenity issues). [State uses]. Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns. [State uses]. Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use.		
Is there access to a primary school within 800m or 10mins walk?	Site is over 3.2km from a primary school. Site is between 800m and 3.2km from a primary school. Site is within 800m of a primary school.		
Is there access to a secondary school within 800m or 10mins walk?	Site is over 4.8km from a secondary school. Site is between 800m and 4.8km from a secondary school. Site is within 800m of a secondary school.		
Is there access to GP or health centre within 800m or 10min walk?	Site is over 3.2km from a GP surgery / health centre. Site is between 800m and 3.2km from a GP surgery / health centre. Site is within 800m of a GP surgery / health centre.		
Access to a bus stop?	Site is more than 800m away from a bus stop. Bus stop is between 400m-800m of site Site is within 400m of a bus stop		
Access to a railway station?	Site is over 1.2km from a railway station. Site is between 800m and 1.2km from a railway station. Site is within 800m of a railway station.		
Are there any known or potential highways/access issues which	No apparent means of access / access would be difficult to achieve. Access could be created although may require third party land.		

⁷ Reference to 'majority' throughout the traffic light categories means over 50% of the site.

⁸ All distances have been calculated 'as the crow flies'.

would prevent the development of the site?	Existing access into the site / or access could easily be created.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth. Majority amber or red - Site may suitable although mitigation may be required. Majority red / Majority green however showstoppers present - Site is not considered to be suitable as there are unavoidable impacts / it does not promote sustainable growth.</p> <p>Provide a summary of the suitability criteria and note any comments from the site visit (e.g. existing use, neighbouring uses, topography, access).</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION / RECOMMEND EXCLUDE FROM PROCESS</p>	
<p>Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)</p>			
<p>Key Question to Consider</p>		<p>Assessment</p>	
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>This assessment will draw on the definitions and approach set out in the Green Belt Assessment methodology (see Appendix C) however it will consider <i>how development of the site would impact</i> upon the purposes instead of <i>how the site in its existing state contributes</i> to the purposes:</p> <p>Purpose 1 – would development of the site represent unrestricted sprawl?</p> <p>Purpose 2 – would development of the site result in the merging of neighbouring towns⁹ or increase the potential for merging?</p> <p>Purpose 3 – would development of the site represent an encroachment into the countryside?</p> <p>Purpose 4 – would development of the site impact upon the setting or character of a historic town¹⁰?</p>		
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>This will only be relevant if a number of sites in the same area are recommend for further consideration.</p> <p>The cumulative impacts should apply the same considerations as above taking all sites together.</p>		
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Description of the resultant Green Belt boundary.</p> <p>If the resultant boundary features are not recognisable and permanent, recommend that ‘if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent new Green Belt boundary must be provided, or the existing boundary requires strengthening.’</p>		
<p>Conclusion</p>	<p>Removal of the site (or sites, if cumulative) will harm Green Belt function and purposes / Removal of the site will not harm Green Belt function and purposes.</p>		
<p>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION / EXCLUDE SITE FROM PROCESS</p>			

⁹ The ‘neighbouring towns’ are defined in the Green Belt Assessment Methodology – see Appendix C

¹⁰ The ‘historic towns’ are defined in the Green Belt Assessment Methodology – see Appendix C

Appendix F

Detailed Green Belt Assessment Table of Contender Sites

F1 Newcastle-under-Lyme Contender Sites

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

AB3	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The western boundary is comprised of Alsager Road and the southern boundary is comprised of the A500 which are both durable and would prevent encroachment into the countryside. The northern and eastern boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site rises up to the east and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is completely connected to the countryside, it has a strong degree of openness and has two less durable boundaries.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a mix of durable and less durable boundaries, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribute to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB4	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. The western boundary is comprised of Alsager Road which is durable and would prevent encroachment into the countryside. All of the remaining boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site rises up to the east and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has predominantly less durable boundaries with the countryside, therefore the site makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	Strong contribution
AB5	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Bignall End and Audley to Alsager whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside.. All of the boundaries are less durable comprised of field boundaries and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use with less than 10% built form. The topography of the site is undulating and provides long line views all around the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the completely less durable	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the	Strong contribution

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

						unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.	
AB15	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Moderate contribution: The site is well connected to the settlement of Audley along the northern, eastern and southern boundaries. To the south this is comprised of Vernon Avenue which is durable and would prevent encroachment if the site were developed. To the northern and eastern boundaries there is the rear of residential development which is less durable and would not be able to prevent encroachment into the site. The site is only connected to the countryside along the western boundary. This is comprised of a treelined field boundary which is adjacent to farm buildings which is less durable and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use, with less than 10% built form. The topography of the site slopes down to the west which provides long line views to the west. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong degree of openness it has a limited connection to the open countryside being surrounded by the settlement on three sides.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. Almost the entire site falls within 250m of the Conservation Area however it is separated by two rows of residential properties and Chester Road. As the Audley Conservation Area is surrounded by housing to the west and there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the site makes a moderate overall contribution. The site has a strong degree of openness although it has a limited connection to the open countryside being surrounded by the settlement on three sides therefore making a moderate contribution to safeguarding from encroachment. The site falls within 250m of the Audley Conservation Area, therefore the site makes a moderate contribution to preserving the setting and special character of towns. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
AB22	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is connected to a settlement of Audley along the northern, north western and eastern boundaries which are mainly comprised of the rear of residential development which is less durable and would not be able to prevent encroachment into the site. There is a small section to the east connected to Vernon Avenue/Westfield Avenue which includes a private gated access to Wall Farm. This would therefore not be durable and would not be able to prevent encroachment. The site is connected to the countryside along part of the western and all of the southern boundaries. These boundaries are comprised of field boundaries, a track and fencing which are less durable and would not prevent encroachment if the site was developed. The existing land use is comprised of open countryside in agricultural use including a farm to the north, with less than 10% built form. The topography of the site dips in the centre and rises up to the south which provides long line views to the west and south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Audley is a historic town, however the site is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a strong contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and has a less durable boundary between the site and the settlement and the site and the countryside and therefore the site makes a strong contribution to safeguarding the countryside. In addition, it makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of historic towns, in preventing towns from merging and in preventing sprawl of the built up area.	Moderate contribution
AB30	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Bignall End and Wood Lane whereby development of the site would result in the merging of the neighbouring towns.	Moderate contribution: The site is well connected to the settlements of Bignall End and Wood Lane. The boundary with Bignall End is a mix of durable and less durable, the western boundary that is enclosed by Boon Hill Road is more durable than the north west and north corner of the site that is defined by the rear of residential developments and field boundaries. The connection to Wood Lane is less durable, also consisting of the rear of residential development along the southern border of the	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to	Strong contribution

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

		preventing towns from merging.	supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and strong degree of openness.	preserving the setting and special character of historic towns.		paragraph 133 of the NPPF in protecting the openness of the Green Belt.	
AB33	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Audley and Alsager within the administrative boundary of Cheshire East. Development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Audley along the eastern and a small section of the southern boundaries. To the east this boundary is comprised of the edge of residential development and hedge lined field boundaries which are less durable and would not prevent sprawl into the site. The south boundary adjacent to the settlement is comprised of Park Lane which is durable and would be able to prevent sprawl into the site. The site is connected to the countryside along the southern, western and northern boundaries which are comprised of field boundaries to the north and west which are less durable and would not be able to prevent encroachment into the countryside and Park Lane to the south which is durable and would be able to prevent encroachment. The existing land use is comprised of open countryside, with less than 10% built form. The topography of the site is undulating and there are long line views beyond the site to the north. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries with the countryside and strong degree of openness.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The south east of the site falls within 250m of the Conservation Area however it is separated by a row of residential properties and Alsager Road. As the Audley Conservation Area is surrounded by housing to the west and there are no views. Overall the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding from encroachment due to the predominantly less durable boundaries with the countryside and strong degree of openness. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
AB34	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: the site does not contribute to preventing towns from merging	Strong contribution: The site is not connected to a settlement. The site is situated in open countryside. To the north and south these boundaries are comprised of durable road boundaries (Park Lane to the north and Nantwich Road (B5500) to the south which would be able to prevent encroachment into the countryside. The boundaries to the east and west are comprised of field boundaries, the edge of residential and the edge of a cricket ground which are all less durable and would not be able to prevent encroachment into the countryside. The existing use of the site is open countryside in agricultural use and there is no built form in the site. There are low levels of vegetation. The topography of the site is undulating and there are limited views due to the undulating topography. As such the site supports a strong- moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and less durable boundaries and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and some of the boundaries with the countryside are less durable however Moat Lane and Barthomley Road further west of the site could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt.. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl or preventing towns from merging or preserving the setting and special character of a historic town.	Moderate contribution
AB37	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager and Bignall End whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes	Strong contribution: The site is connected to the settlement of Audley along the southern boundary which is a mixed boundary comprised in part of Alsager Road which is durable and would prevent encroachment into the site and also allotment and field boundaries which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along the northern, eastern and western boundaries. These are comprised of paths, hedge lined field boundaries and the rear of residential development.	Strong contribution: Audley is a historic town. Approximately half of the site to the south is situated within the 250m buffer of the Audley Conservation Area. However, the site is only separated from the edge of the Conservation Area by allotments which are is less	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The site makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding from	Strong contribution

		a weak contribution to preventing towns from merging.	These are all less durable and would not prevent encroachment if the site was developed. There is a very short section of the western boundary which is comprised of Alsager Road which is durable and would prevent encroachment if the site were developed. The existing land use is comprised of open countryside with some dense vegetation, with less than 10% built form. The topography of the site rises up to the west which provides long line views beyond the site to the south and the east. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the mainly less durable boundaries with the countryside and strong-moderate degree of openness.	durable. The site would block important views in and out of the conservation area as identified in the Audley Conservation Area Appraisal. As such, the site makes a strong contribution to preserving the setting and special character of historic towns.	site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	encroachment due to the mainly less durable boundaries with the countryside and strong-moderate degree of openness. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its proximity to the Audley Conservation Area.	
BL18	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Stoke-on-Trent and Kidsgrove whereby development of the site would not result in the merging of the neighbouring towns. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is well contained by the settlement and has a limited connection to the countryside. The site is connected to the settlement along its northern, western and north eastern boundaries. The western boundary consists of Newcastle Road, which is durable, however the northern and north eastern boundaries consist of garden boundaries which are less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along the southern boundary which is comprised of a relatively dense woodland and pond which represents a durable boundary which could prevent encroachment. The existing land use consists of a playing field which is no longer in use. The topography of the slopes steeply down to the south west which limits long line views in places. The site supports a strong degree of openness as it contains no built form, mostly low levels of vegetation and some long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its limited connection to the countryside and durable boundary with the countryside.	No contribution: Kidsgrove and Talke are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution to the Green Belt. The site makes a moderate contribution to safeguarding from encroachment as it has a limited connection to the countryside and a durable boundary with the countryside. The site makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl.	Weak contribution
BW2	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along its north eastern boundary which consists of the A500 which represents a durable boundary which could prevent sprawl. The site has a limited connection to the built up area. Overall the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary and limited connection.	Moderate contribution: The site forms a largely essential gap between the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area whereby development of the site would reduce the actual and perceived gap but would not result in merging, although arguably the urban areas have already merged further to the south. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the urban area along its north eastern boundary which consists of the A500 and is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. To the north and south west this is comprised of the A500 and the A34 (Talke Road) which are durable and would be able to prevent encroachment into the countryside if the site were developed. A small corner of the north western boundary and the south western boundary are comprised of the edge of a petrol station, an unnamed road, the edge of industrial development, and field boundaries which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is Cherry Hill Waste facility and dense vegetation to the north and east of the site. There is 10-20% built form on the site. The topography of the site slopes steeply down to the north east which supports significant long line views to the east. As such, the site supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one purposes. In line with the methodology, the site has been judged to make a moderate overall contribution. The site makes a moderate contribution to safeguarding from encroachment due to having a moderate-weak degree of openness and having a mixture of durable and less durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration, a moderate contribution to preventing towns from merging, a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns.	Moderate contribution

			having a moderate-weak degree of openness and having a mixture of durable and less durable boundaries.				
CL8	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along the majority of its western boundary, which comprises Cambridge Drive. This durable boundary would be able to prevent sprawl. Overall, therefore, the site makes a weak contribution to checking unrestricted sprawl due to its limited connection with the built up area and its durable boundary.	Strong contribution: The site forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the site would significantly reduce the gap and almost result in the merging of the towns albeit the urban areas have already merged further north. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Newcastle-under-Lyme urban area along the majority of its western boundary, which is durable (Cambridge Road) and would prevent future encroachment into the site. The remainder of the western boundary consists of designated ancient woodland within the grounds of the Clayton Hall Business and Language College, which represents a durable boundary which could prevent encroachment. The remaining boundaries are less durable, comprising field boundaries with tree lines to the north, Lyme Brook to the east, and field boundaries with tree lines to the south. These boundaries would not contain encroachment in the long term. The site is open countryside and does not contain any built form. The site is well connected to the countryside along three boundaries, which are less durable. The site slopes down from west to east into a valley. The site supports less than 10% built form, has open long line views (due to its topography) and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong connection to the countryside along predominantly less durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preventing neighbouring towns from merging and a strong contribution to safeguarding the countryside from encroachment. The site shares three boundaries with the countryside, all of which are less durable and the site supports a strong degree of openness. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration. The site makes no contribution to preserving the setting and special character of historic towns.	Strong contribution
CL9	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the site would significantly reduce the gap and result in the perceived merging of the neighbouring towns. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is not connected to the settlement, although Clayton hall Business and Language College is located to the west of the site within the Green Belt. The site is completely connected to the countryside and its boundaries are predominantly less durable, comprising field boundaries with tree lines to the north, Lyme Brook to the east, and field boundaries with tree lines to the south. These less durable boundaries would not be able to prevent encroachment. Only the western boundary is durable consisting of designated ancient woodland within the grounds of the Clayton Hall Business and Language College. This durable boundary would be able to prevent encroachment. The site is open countryside and does not contain any built form. The site slopes down from west to east into a valley. The site supports less than 10% built form, has open long line views (due to its topography) and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong connection to the countryside along predominantly less durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a strong overall contribution. The site plays an essential role in preventing neighbouring towns from merging and it makes a strong contribution to safeguarding the countryside from encroachment. The site's boundaries with the countryside are predominantly less durable with the exception of the western boundary, and it supports a strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl and it makes no contribution to preserving the setting and special character of historic towns.	Strong contribution
CL14	See parcel assessment 117						Weak contribution
CT1	Weak contribution: The site is connected to the built-up area of Newcastle-under-Lyme along its south western boundary which consists of less durable garden boundaries which	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Kidsgrove whereby development of the site would	Moderate contribution: The boundaries between the site and the settlement consist of the rear of existing residential development to the western boundary which is less durable and would not prevent encroachment into the site. Along the remaining western, northern, southern and eastern boundaries the site is well connected to the countryside. These boundaries include the A34 to the	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that	The site makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to checking unrestricted sprawl	Weak contribution

	would not be able to prevent sprawl into the site. The site has a limited connection to the built up area along this one boundary. Overall, this site makes a weak contribution to checking unrestricted sprawl due to the less durable boundary and limited connection with the built up area.	slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall, the site makes a weak contribution to preventing towns from merging.	east, the A500 to the north and Talke Road to the west. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The shorter boundary to the south is comprised of field boundaries which are less durable and would not be able to prevent encroachment if the site were developed however this area of Green Belt is well contained by the road and the settlement. The existing land use consists of open countryside and agricultural uses, with less than 10% built form. The topography is gently sloping downhill from west to north east, allowing for long line views towards the east. The site has generally low vegetation. Therefore the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mostly durable boundaries with the countryside, and strong degree of openness.		some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	due to short less durable boundary with the built up area. Although the site supports a strong degree of openness, the boundaries between the site and countryside are mainly durable, thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration, and makes a weak contribution to preventing towns from merging. It makes no contribution to preserving the setting and special character of towns.	
CT4	Weak contribution: The site is connected to the built-up area of Newcastle-under-Lyme along its eastern and a small section of its western boundaries. The eastern boundary consists of the A34 which is durable and could prevent sprawl. The short western boundary is defined by field boundaries which are less durable and would not be able to prevent sprawl. There is a small area of Green Belt which separates the site from the built-up area to the south. Due to the shape of the built up area, development of the site (particularly if it included the area to the south) could constitute rounding off of the settlement pattern. Overall, the site makes a weak contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries and potential for rounding off.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement along its eastern and a small section of its western boundaries. The eastern boundary consists of the A34 which is durable and could prevent encroachment. The short western boundary is defined by field boundaries which are less durable and would not be able to prevent encroachment. The site is connected to the countryside along its remaining boundaries. To the north there is a field boundary and a private road, to the west there is a tree lined field boundary and to the south there is a tree lined field boundary. These are all less durable and would not prevent encroachment if the site were developed. The site is relatively contained by the settlement to the east and west and has a limited connection to the countryside (albeit there is a pocket of Green Belt to the south). The existing land use is open countryside some of which is in agricultural use. There is a farm to the north of the site which is not considered to be built form. In addition there is a significant topography change across the site, with a sharp drop down to the south east. As such, there is less than 10% built form, significant long line views to the north and east, and low levels of vegetation. Therefore, the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness it is relatively contained by the settlement.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong degree of openness, it is relatively contained by the settlement. and its less durable boundaries with the countryside. However, the wider road boundaries (Bells Hollow and Talke Road) could contain development and prevent any further encroachment. Furthermore, due to the shape of the built-up area, development of the site (particularly if it included the area to the south) could constitute rounding off of the settlement pattern. In addition, the site makes a weak contribution to preventing towns from merging and checking unrestricted sprawl, and no contribution to preserving the setting and special character of historic towns.	Weak contribution
CT25	Weak contribution: The eastern boundary of the site is adjacent to Newcastle-under-Lyme. The eastern boundary is durable, defined by the B5500 Audley Road. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Wood Lane, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap.	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of a durable road boundary (B5500 Audley Road) which would prevent sprawl if developed. The site is connected to the countryside along the western boundary. This is comprised of a field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use is open countryside in agricultural use. There is a farm building to the south of the site which is not considered to be built form. There is less than 10% built form, significant long	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there is a less durable	Strong contribution

		Overall the site makes a weak contribution to preventing neighbouring towns from merging.	line views to the south and east, and low levels of vegetation. Therefore, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundary with the countryside and strong degree of openness.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt.	
HD26	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Halmerend and Madeley Heath whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement of Halmerend along the northern boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment into the site. The remaining boundaries to the south and west are comprised of dense woodland forming part of Bateswood Nature Reserve which is durable and could prevent encroachment. The eastern boundary consists of tree lining which is less durable and would not prevent encroachment. The existing land use is agricultural buildings and adjacent agricultural land. There is no built form. The topography of the site slopes down to the south west and there is dense vegetation along the boundaries. The dense vegetation limits long line views. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as although it has a strong-moderate degree of openness, it has predominantly durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has predominantly durable boundaries with the countryside and a strong-moderate degree of openness therefore it makes a moderate contribution to safeguarding the countryside from encroachment. In addition, the site makes a moderate contribution to supporting urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns,	Weak contribution
HM6	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Miles Green, and Wood Lane and Miles Green whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Miles Green along half of the northern and all of the western boundaries which are comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along half of the northern, the eastern and southern boundaries. These boundaries are comprised of treelined field boundaries which are less durable and would not prevent encroachment into the countryside. The existing use of the site is open countryside, with less than 10% built form. There are low levels of vegetation on the site. The topography of the site slopes significantly down to the south and provides long line views down to the south. Therefore, the site provides a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM7	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Miles Green, as well as Wood Lane and Alsagers Bank and Miles Green, whereby	Strong contribution: The site is connected to the settlement of Miles Green along part of the northern and a short part of the western boundary. The northern boundary is comprised of the rear of residential development which is less durable and would not prevent encroachment into the site. This short part of the western boundary is comprised of Heathcote Road which is durable and would prevent encroachment into the site. The site is connected to the countryside along the	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside	Strong contribution

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

		reduce the actual gap but not the perceived gap between the neighbouring towns. Overall, the site makes a moderate contribution to preventing towns from merging.				preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
HM12	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Alsager's Bank and Halmerend, as well as Alsager's Bank and Miles Green whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Alsager's Bank. The boundaries with the settlement are comprised of durable road boundaries to the east and south which could prevent encroachment into the site. The site is connected to the countryside along the northern and western boundaries which are comprised of treelined field boundaries which are less durable and would not prevent encroachment into the countryside. The existing use of the site is open countryside with no built form. There are low levels of vegetation on the site. The topography of the site has a steep slope down to the west which provides significant long line views to the west. Therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are less durable boundaries between the site the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM19	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is situated in open countryside, bordered by field boundaries to the north and east which are less durable and would not prevent encroachment and High Street (B5367) to the south west which is durable and would be able to prevent encroachment. The existing use of the site is open countryside scrubland, with some paths for walking. There is no built form on the site and low levels of vegetation. The topography of the site slopes down significantly to the east supporting long line views to the east. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness, it is completely connected to the countryside and has mostly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness, it is completely connected to the countryside and has mostly less durable boundaries with the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Strong contribution
HM23	No contribution: The site is not connected to the Newcastle- under- Lyme or	Moderate contribution: The site forms a largely essential gap between	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside along all of its boundaries. To the north, north west, west and	No contribution: The site is not adjacent to a historic	Moderate contribution: All Green Belt land can be considered to support urban	The site makes a moderate contribution to	Strong contribution

	Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	the neighbouring towns of Wood Lane and Miles Green whereby development of the site would significantly reduce the actual and perceived distance between the towns but would not result in them merging. The site also forms a less essential gap between Miles Green and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap and would not result in them merging. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	south west these are comprised of tree lined field boundaries. The northwest section also includes a private road and part of the western boundary includes a section of Dean Brook. These less durable boundaries would not be able to prevent encroachment into the countryside if the site were developed. The eastern and south eastern boundaries are comprised of dense woodland with sections of designated ancient woodland (Burgess's Wood and Miry Wood) which represents a durable boundary which could prevent encroachment. The existing use of the site is open countryside, with less than 10% built form. There is some dense woodland in the north of the site, although generally the site has low levels of vegetation. The topography of the site slopes down significantly to the south and east which provides long line views to the south and east. Therefore, the site provides a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and predominantly less durable boundaries with the countryside.	town and therefore does not contribute to this purpose.	regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	two purposes, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has predominantly less durable boundaries with the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to preventing towns from merging and assisting in urban regeneration, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
HM26	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Audley with Wood Lane, Miles Green and Bignall End whereby development of the site would reduce the actual but not the perceived distance between the towns and would not result in them merging. Overall the site makes a Weak contribution to preventing neighbouring towns from merging.	Weak contribution: The site is not connected to a settlement and is completely connected to the countryside. The western boundary is comprised of Ryehills which is durable and would be able to prevent encroachment into the site. The northern boundary is partly comprised of Grassygreen Lane which is durable and would be able to prevent encroachment into the countryside if the site were developed. The remainder of the northern boundary is comprised of the rear gardens of residential development which represents a less durable boundary which would not be able to prevent encroachment. The eastern boundary consists of the limits of existing residential development as well as a field boundary which are less durable and would not be able to prevent encroachment. The southern boundary is not defined by any features as it cuts through an area of woodland and therefore represents a less durable boundary. The existing use of the site is primarily Audley Builders Merchants, in addition to 'Anew Young People Services' to the south and dense vegetation which surrounds the builders merchants to the north and east. There is approximately 50% built form on the site and there is dense vegetation around the built form which provide no long line views across or beyond the site. The topography of the site slopes up steeply in the north. Therefore, the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it has some less durable boundaries with the countryside but also has no degree of openness due to the existing development on the site.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. A small section of the north of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a several fields but there is the potential for views in and out of the Conservation Area to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it has some less durable boundaries with the countryside but also has no degree of openness due to the existing development on the site. In addition, it makes a moderate contribution to preserving the setting and special character of historic towns due to its location within the Audley Conservation Area buffer and potential for views into and out of the Conservation Area. The site also makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl.	Weak contribution
KG1	See Parcel Assessment 8						Strong contribution

KG2	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Scholar Green whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap. The West Coast Main Line railway line to the north and north west of the site would maintain the separation of Kidsgrove and Mount Pleasant. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along its southern boundary and south eastern boundary, which comprises garden boundaries, and part of its western boundary, which is adjacent to a school. These boundaries are less durable and would not prevent encroachment into the site. The site shres its remaining boundaries to the north and north west with the countryside. These are less durable, comprising field boundaries, and may not prevent future encroachment. The existing land use is open countryside. The site is predominantly flat, although it slopes steeply down to the north west. The site contains less than 10% built form, despite a heavily wooded southern boundary the majority of the site features low vegetation, with open long line views to the north. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly less durable boundaries with the countryside and the settlement and the strong degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as all of its boundaries are less durable and it has a strong degree of openness. As such the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging.	Strong contribution
KL6	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: the site does not share any boundaries with a settlement although it is adjacent to existing development within the Green Belt to the east and south. The site is situated in open countryside and is bounded by the A525 to the north, Station Road to the south/south-west and residential houses to the east, beyond which is Old Chapel Road. These boundaries are all durable and could prevent encroachment beyond the site if the site were to be developed. The existing use of the site is open countryside and the site has no existing built form. The site supports a strong degree of openness as it contains less than 10% built form, has long line views to the north and east and has low levels of vegetation. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it is surrounded by durable boundaries, which is balanced against the site's strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes no contribution to two Green Belt purposes, and a moderate contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes no contribution to the checking of unrestricted sprawl, or preserving the setting and special character of historic towns. The site makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration and a moderate contribution to safeguarding the countryside from encroachment due to the wholly durable boundaries balanced with the strong degree of openness.	Weak contribution
KL9	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Newcastle-under-Lyme and Madeley Heath. A reduction in the gap would slightly reduce the actual gap between the neighbouring towns but would not result in them merging. Overall the site makes a weak contribution to preventing	Moderate contribution: The site does not share any boundaries with the settlement although it is adjacent to existing development within the Green Belt to the north and east. The site is situated in open countryside. with 3 boundaries which are durable (Pepper Street, Quarry Bank Road and the A525). However, it is noted that a small section of the boundary adjoins a residential property to the north, separated by a hedge, which is less-durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The site is in agricultural use and does not contain any built form. The site has less than 10% built form, has low vegetation, and supports long line views and therefore, the site has a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to the presence of	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes no contribution to two Green Belt purposes, a weak contribution to one purpose and a moderate contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes no contribution to checking unrestricted sprawl or preserving the setting and special character of historic towns. The site makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration and a moderate contribution to safeguarding the countryside from encroachment due to the wholly durable	Weak contribution

		neighbouring towns from merging.	durable boundaries along all sides which is balanced against the site's strong degree of openness.			boundaries, which are balanced with the site's strong degree of openness.	
KL14	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Keele University inset settlement along a small corner of its northern boundary. situated in open countryside.. The northern boundary comprises a combination of the Verdun Plantation and Barker's Wood, which are dense woodlands and are considered durable boundaries, and a section of a less durable field boundary. The western boundary comprises Springpool Wood, which is durable. The eastern boundary comprises a drainage ditch, which is less durable. The southern boundary runs partly through Pie Rough wood, the remainder of the boundary comprises a field boundary. These boundaries provide predominantly durable boundaries that could contain encroachment in the long term if the site were developed. The site is predominantly in agricultural use with sections of woodland. The site supports less than 10% built form, has low vegetation (with the exception of sections of woodland due to Brickiln Plantation and Pie Rough) and open long line views to the south and south-west. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable eastern and part southern boundaries and the strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site makes a strong contribution to safeguarding from encroachment as it has a strong degree of openness and whilst the eastern and part of the southern boundaries are less durable, the remaining boundaries consist of durable woodland which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging.	Moderate contribution
KL15	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is not connected to a settlement however it is well contained between the Newcastle-under-Lyme urban area and the inset settlement of Keele University. The site's boundaries are all predominantly durable and could prevent encroachment beyond the site if the site was developed, comprising woodland (Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt's Walk to the east, Hands Wood to the south east and Barker's Wood to the west). The south western boundary is the only less durable boundary and comprises a drainage ditch and field boundary, which may not be able to prevent encroachment. The site is in agricultural use. The site contains less than 10% built form, has low vegetation within it however the woodlands around it limit long line views out in certain directions.. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes no contribution to two purposes, a moderate contribution to two purposes and a weak contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site does not contribute to checking unrestricted sprawl, nor does it contribute to preserving the setting and special character of historic towns. It makes a moderate contribution to assisting in urban regeneration and plays a weak role in preventing towns from merging. It makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries and strong-moderate degree of openness.	Weak contribution
KL21	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Madeley Heath, whereby development of the site would reduce the actual gap between the neighbouring towns but not the perceived gap.	Moderate contribution: The site is not connected to a settlement however it adjoins the washed over village of Keele being located to the north east and north west of Keele (with Quarry Bank Road splitting the site into two). -The site has durable boundaries partly to the south, east and west, comprising durable Station Road, Quarry Bank Road and Keele Road, which would be able to prevent encroachment into the countryside if the site were developed. The remaining parts of the southern, eastern and western boundaries consists of the limits of existing development within Keele village which	Strong contribution: Newcastle-under-Lyme is a historic town. The Keele Conservation Area is located within the Green Belt. The site is within the 250m Conservation Area buffer, to the north of the Conservation Area. The western part of the site is separated from the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site makes a strong contribution to preserving the setting and special character of historic towns, the	Moderate contribution

		Overall the site makes a weak contribution to preventing neighbouring towns from merging.	represents a less durable boundary which would not be able to prevent encroachment, however there is limited potential for further encroachment to the east, west and south given the presence of the durable road boundaries (Keele Road, The Village, and Station Road). The existing land use of the site is open countryside with less than 10% built form, low vegetation and open long line views (particularly to the north). The topography is undulating and generally slopes up from north-west to south-east. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong degree of openness.	Conservation Area by existing built form including a school and residential properties. The eastern part of the site is only separated by open countryside and therefore there are views into and out of the Conservation. . In addition, the site would cross important viewpoints into the Conservation Area as identified in the Keele Conservation Area Townscape Appraisal Map. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.	contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries and a strong degree of openness. These predominantly durable boundaries mean that development would be contained and would not compromise the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, it makes a weak contribution to preventing neighbouring towns from merging and a moderate contribution to assisting in urban regeneration.	
KS1	Weak contribution: The eastern boundary of the site is adjacent to Newcastle-under-Lyme. The eastern boundary is durable, defined by Cheviot Close. This durable boundary could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of Cheviot Close which is durable and would prevent encroachment into the site. The site is connected to the countryside along its remaining three boundaries which are comprised of a path to the north, and field boundaries and the edge of development to the west and south which are all less durable and would not prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside with less than 10% built form. There are some patches of vegetation on the site but generally there are low levels across the whole site. The topography of the site is relatively flat and there are significant long line views to the north, west and south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and having three less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and less durable boundaries with the countryside, the site's boundary with the settlement is durable and could prevent development from encroaching into the countryside. In addition, the site makes a weak contribution to preventing towns from merging and checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preserving the setting and special character of historic towns.	Moderate contribution
LW5	No contribution: the site is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban area and therefore does not contribute to this purpose.	No contribution: the site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is Coneygreave Lane, which is durable, and a small section of the northern boundary, which comprises the durable A53. Both boundaries could therefore prevent encroachment into the site. The site adjoins the countryside along its eastern boundary and a small section of its northern boundary. The eastern boundary is less durable, comprising a private driveway and field boundary, which would not prevent encroachment beyond the site if the site were developed. The northern boundary is durable (A53) and would prevent encroachment. The site is mainly in agricultural use, with a dense woodland covering the north west corner of the site. There is no existing built form. The site is connected to the countryside along its eastern boundary and a section of its northern boundary. The site slopes steeply upwards from west to east, which restricts views beyond the site from the settlement boundary.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong-moderate degree of openness and has predominantly less durable boundaries with the countryside, the site's boundaries with the settlement are durable and could prevent encroachment from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl, preventing towns from merging or	Moderate contribution

			The site supports less than 10% built form, does not have long line views (due to the steep topography) and is predominantly characterised as a field, with a section of woodland within the north west corner of the site. Therefore, the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due its predominantly less durable boundaries with the countryside and strong-moderate degree of openness.			preserving the setting and special character of a historic town.	
MD2	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Betley as well as Madeley and Betley. Development would slightly reduce the actual gap between the towns but not the perceived gap and it would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not connected to the settlement. The site is connected to the countryside along all of its boundaries. To the north and east boundaries are comprised of durable road boundaries (Main Road to the north and Heighley Castle Way to the east) which would be able to prevent encroachment into the countryside if the site were developed. The boundaries to the south and west are comprised of dense woodland, with the southern section being designated ancient woodland. This represents a durable boundary which could prevent encroachment into the countryside if the site were developed. The existing use of the site is Elmside Plant Centre and surrounding woodland. As such, the site has between 10-20% built form. The topography of the site slopes down slightly to the north. The existing use and dense vegetation results in the site having no long line views. As such, the site supports a weak degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries with the countryside and a weak degree of openness due to the existing built form.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it is predominantly durable boundaries with the countryside and a weak degree of openness due to existing built form. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	Weak contribution
MD12	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging.	Moderate contribution: The site is relatively enclosed by the settlement of Madeley Heath to the north and east. The boundaries between the site and the settlement consists of most of the northern boundary which is the A525 and is durable, and part of the eastern boundary which is formed by tree line adjacent to Ridge Hill Drive which is durable and a dismantled railway line which is less durable and would not be able to prevent encroachment. The boundaries between the site and the countryside are of mixed durability. The northern boundary is comprised of the A525 and most of the western boundary is comprised of the M6 which are both durable and would be able to prevent encroachment into the countryside. A small part of the western boundary is comprised of the edge of residential development which is less durable and would not prevent encroachment into the countryside, but the slightly wider boundary is comprised of road boundaries. The southern boundary is comprised of a dismantled railway, a field boundary and the edge of development which are all less durable and would not prevent encroachment into the countryside if the site were developed. The existing land use is open countryside, with Hazeley Brook running through the site. The site has less than 10% built form, dense vegetation, particularly along Hazeley Brook and the topography is sloping towards Hazeley Brook which is surrounded by dense tree line and embankments. There	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the site has been judged to make a moderate overall contribution. The site supports a strong degree of openness however it is relatively enclosed by the settlement of Madeley Heath to the north and east and there are some durable boundaries. The site forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Moderate contribution

			are some views across the site but not beyond due to the vegetation and therefore the site supports a strong-moderate degree of openness. As such, the site provides a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and due to it being relatively enclosed by the settlement of Madeley Heath to the north and east.				
MD13	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley and Betley. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the south eastern boundary which is comprised of field boundaries and the rear of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside along the southern, western, northern and eastern boundaries. The eastern and part of the western boundaries are comprised of road boundaries (Bowsey Wood Road which is also lined by TPOs trees to the east and Furnace Lane to the west) which are durable and would be able to prevent encroachment into the countryside if the site were developed. The southern, part of the western and northern boundaries are comprised of tree lined field boundaries which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside in agricultural use, with a farm in the middle of the site. The site has less than 10% built form and low levels of vegetation. The topography of the site slopes slightly down from east to west which provides long line views to the west. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as there are less durable boundaries with the settlement and countryside and the site supports a strong degree of openness.	Weak contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. A small section of the site toward the south falls within 250m of the Conservation Area however it is separated by a field and a row of residential properties. As such, this limits views in and out of the Conservation Area from the site. Overall the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has less durable boundaries between the site and the settlement and the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preserving the setting and special character of historic towns due to its location within the buffer of Madeley Conservation Area. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Strong contribution
MD20	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose..	Moderate contribution: The site forms a largely essential gap between Madeley and Madeley Heath whereby development of the site would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the northern and north western boundary which is comprised mostly of the rear of residential which is less durable and would not prevent encroachment into the site. There is a small section of the northern boundary which is comprised of the A525 which is durable and would be able to prevent encroachment. The site is connected to the countryside along the eastern, southern and western boundaries which are comprised partly of field boundaries and partly by no definable features. These are less durable boundaries which would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside in agricultural use and there are a number of buildings to the north which are part of 'Dog Squad' dog kennels. However, there is still less than 10% built form on the site. There are low levels of vegetation on the site, and the topography of the site slopes slightly down to the south which provides long line views to the south. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to	No contribution: Madeley is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has less durable boundaries between the site and the settlement and the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and preventing towns from merging and no contribution checking unrestricted sprawl and preventing towns	Strong contribution

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

	Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the actual distance between the towns but not the perceived gap and would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	durable and would be able to prevent encroachment into the site. The remaining boundaries are connected to the countryside along mixed boundaries. To the north this is comprised of Keele Road (A525) and to the south west this is comprised of Honeywall Lane which are durable boundaries that would be able to prevent encroachment into the countryside. To the east the boundary is a treelined field boundary which is less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is agricultural and there is also a dwelling on the site to the east and the built form is between 10-20% of the site. There is some dense vegetation on the site. The topography of the site slopes up to the east which limits long line views. As such, the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness, existing built form and dense vegetation and having one less durable boundary with the countryside.	town and therefore does not contribute to this purpose	regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as although it has a less durable boundary with the countryside, the site supports a weak degree of openness due to the existing dense vegetation and built form. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl and preserving the setting and special character of historic towns.	
NC4	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography and the existing pattern of development. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along its western, south western and south eastern boundaries. The western boundary consists of High Street, which is durable. The south western and south eastern boundaries consist of garden boundaries, which are less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern and eastern boundaries, which are less durable, comprising a brook and field boundaries respectively. These boundaries would not be able to contain encroachment. The existing land use is open countryside/agriculture. The site slopes up from Bank Street, which restricts long line views. The site contains less than 10% built form, has no long line views from the settlement beyond the site, due to topography and low vegetation, with the exception of a limited long line view from the south (St Andrews Drive). As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and the settlement and its strong-moderate degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong-moderate degree of openness and there are predominantly less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries to the north (Harriseahead Lane) and east (Chapel Lane) and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution
NC5	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography and the existing pattern of	Strong contribution: The site is connected to the settlement of Kidsgrove along a small section of its western boundary, which comprises less durable garden boundaries, which would not prevent future encroachment into the site. The site is well connected with the countryside along the northern, southern and eastern boundaries, and the majority of the western boundary. These boundaries are less durable, comprising field boundaries with hedgerow. A public path runs along the southern boundary. These boundaries would not be able to contain encroachment. The existing land use is open countryside/agriculture. The site slopes down from the north east to south west	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and there are predominantly less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries to the north	Moderate contribution

		development. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	and supports long line views although the site topography restricts views in some directions. The site contains less than 10% built form, has long line views from the settlement beyond the site and low vegetation. As such, the site supports a strong degree of openness. The site supports one beneficial use in the form of a public path. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and the settlement and its strong degree of openness.		the recycling of derelict and other urban land.	(Harriseahead Lane), west (High Street) and east (Chapel Lane) and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in preserving the setting and special character of a historic town. The sites does not make a contribution to checking unrestricted sprawl and plays a weak role in preventing neighbouring towns from merging.	
NC10	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mow Cop and Mount Pleasant whereby development would reduce the actual gap but not the perceived gap given the existing development within the Green Belt. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site does not share any boundaries with a defined settlement although it is adjacent to existing development within the Green Belt to the south of Mow Cop. The site shares four boundaries with the countryside. The northern boundary is a combination of durable and less durable features, comprising Mow Cop Road and the limits of a pub and residential dwellings. The eastern and southern boundaries are less durable, comprising field boundaries, which would not be able to prevent encroachment. The western boundary is less durable, comprising existing residential development however the junction of Mow Cop Road, Fords Lane beyond, would contain encroachment. The site is open countryside with a car park adjacent to Mow Cop Road. The site supports recreational uses with goals and a small playground present. The site slopes steeply down to the south from the car park, after which it slopes gently. The car park and playground constitute built form, albeit covering less than 10% of the site. The site has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside, strong degree of openness and presence of beneficial uses.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site has a strong degree of openness and predominantly less durable boundaries with the countryside, it also supports a beneficial use of the Green Belt in providing recreational uses. As such the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl, or preserving the setting and special character of a historic town. The site makes a weak contribution to preventing towns from merging.	Strong contribution
NC11	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the perceived merging of the neighbouring towns although there would be a small gap retained between the towns in actual terms. Overall therefore the site makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to Kidsgrove along its north east boundary, which comprises less durable residential gardens. This boundary would not be able to prevent encroachment. The site is connected to the countryside along its north west, south west and south east boundaries. Kidsgrove lies a short distance beyond the site's north western boundary, however, the south western and south eastern boundaries are well connected to the countryside with less durable boundaries comprising field boundaries with hedgerows. A section of the south east boundary runs through a field and is not delineated. These boundaries would not prevent encroachment beyond the site if the site were developed. The site is moderately well connected to the countryside along most of its long southern boundary. The site is in agricultural use and slopes down from the north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preventing neighbouring towns from merging and makes a strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the settlement and the countryside and strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution

			its predominantly less durable boundaries with the settlement and the countryside and strong degree of openness.				
NC12	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Mow Cop and Biddulph whereby development of the site would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site adjoins the settlement along its western boundary only, which comprises less durable garden boundaries that would not be able to contain encroachment into the site. A section of the site has frontage onto Church Lane (located within the settlement), making this section of the western boundary durable and capable of preventing encroachment. The site shares its northern boundary with a walled churchyard cemetery, which is durable and could prevent encroachment. It shares its eastern and southern boundaries with the countryside, which are less durable, comprising field boundaries, which would not prevent encroachment. The site is in residential and agricultural use and contains built form comprising a bungalow at the site frontage with a shed to the rear, which is in agricultural use and therefore doesn't constitute built form. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and has less durable boundaries with the settlement and countryside, it does have some durable boundaries and any future development would be contained by the wider durable boundaries of Tower Hill Road and Biddulph Road. These boundaries would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution
NC13	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the site would slightly reduce the actual gap between towns but not the perceived gap as the site is enclosed by Kidsgrove/Harriseahead. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement of Kidsgrove along its eastern and southern boundaries. The eastern boundary along Bullock House Road is part durable and part less durable (garden boundaries). The southern boundary comprises garden boundaries, which are also less durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern, north western and south western boundaries. The northern boundary comprises a field boundary which is less durable. The short north west boundary consists of a private road, and the south western boundary comprises a field boundary with tree line. These boundaries are less durable and would not be able to prevent encroachment into the countryside. The existing land use is open countryside/agriculture. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and there are predominately less durable boundaries with the settlement and countryside, any future development would be contained by nearby durable boundaries consisting of Harriseahead Lane to the north and High Street to the west. It would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in checking unrestricted sprawl or preserving the setting and special character of a historic town. The sites makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution
NC14	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas	Moderate contribution: The site forms a largely essential gap between Mow Cop and Mount	Strong contribution: The site does not share any boundaries with a defined settlement however it is well contained by existing development within the Green Belt. The northern, eastern and western boundaries are	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The site makes a moderate contribution to two purposes, no contribution to two purposes and a strong contribution to one purpose. In line with the methodology,	Moderate contribution

	and therefore does not contribute to this purpose.	Pleasant whereby development of the site would reduce the actual and perceived gap between the neighbouring towns albeit it could be argued that the towns have already merged due to the existing development within the Green Belt. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	less durable, comprising field boundaries demarcated by stone walls. A public footpath lies beyond the eastern boundary, and residential properties to the north and west. The southern boundary is durable, comprising Mow Cop Road/Chapel Street. The majority of boundaries are less durable and would not be able to prevent encroachment however given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. The site is open countryside and slopes down gently from north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and strong degree of openness.		within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	professional judgment has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and predominantly less durable boundaries, given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. Therefore, development would not threaten the overall openness and permanence of the Green Belt. The site plays a moderate role in preventing neighbouring towns from merging and assisting with urban regeneration. The site does not make a contribution to preserving the setting and special character of historic towns.	
NC15	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The site forms a largely essential gap between Mow Cop and Mount Pleasant whereby development of the site would reduce the actual and perceived gap between the neighbouring towns albeit it could be argued that the towns have already merged due to the existing development within the Green Belt. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The site does not share any boundaries with a defined settlement however it is well contained by existing development within the Green Belt. The northern, eastern and western boundaries are less durable, comprising field boundaries. The eastern boundary is demarcated by a stone wall with a residential property beyond. The southern boundary is durable, comprising Mow Cop Road/Chapel Street. The majority of boundaries are less durable and would not be able to prevent encroachment however given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. The site is open countryside and slopes down gently from north east to south west. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, no contribution to two purposes and a strong contribution to one purpose. In line with the methodology, professional judgment has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and predominantly less durable boundaries, given the surrounding existing development in the Green Belt there is limited potential for further encroachment beyond the site. Therefore, development would not threaten the overall openness and permanence of the Green Belt. The site plays a moderate role in preventing towns from merging. The site does not make a contribution to preserving the setting and special character of historic towns and makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
RC11	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement of Kidsgrove along a small section of its north western boundary, which comprises an access road from Birchenwood Way, which is less durable and would not prevent future encroachment into the site. The site is wholly within the grounds of Birchenwood Country Park. It is connected with the countryside along the northern, southern and eastern boundaries, and the majority of the western boundary (although Kidsgrove is located a short distance beyond). The northern boundary comprises a footpath, bridleway, stream and thick tree line which together form a durable boundary which could prevent encroachment. The southern boundary adjoins a lake within the grounds of Birchenwood Country Park, which represents a durable boundary. The eastern boundary features a wooded area with walking paths within it and also some gaps within the trees, therefore it represents a less durable boundary which would not prevent encroachment. The western boundary comprises a lake, with residential development beyond,	No contribution: Kidsgrove is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site plays a moderate role in safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside and its strong-moderate degree of openness. The site plays a weak role in preventing towns from merging, a moderate role in assisting in urban regeneration. The site does not play a role in preventing unrestricted sprawl or preserving the setting and special character of historic towns.	Weak contribution

			which represents a durable boundary. The existing land use is informal parkland. The site is flat, with scattered trees throughout. The site topography restricts long line views. The site contains less than 10% built form, does not have line views from the settlement beyond the site and low vegetation. As such, the site supports a strong-moderate degree of openness. The site supports a beneficial use of the Green Belt in the form of providing access to the countryside with path access delineated from the residential development to the west and desire lines crossing within the site. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside, and strong-moderate degree of openness.				
RC14	Weak contribution: The site access adjoins the Stoke-on-Trent urban area boundary at the south western corner. The boundary with the urban area comprises the road of Kidsgrove Bank, which is durable. As such, the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement of Kidsgrove along its western boundary, which is a combination of durable Oldcott Drive, which would prevent encroachment into the site, and less durable rear gardens, which would not prevent encroachment. The site is connected to the Stoke-on-Trent urban area at the south western corner. The site shares its northern and eastern boundaries with the countryside, which are less durable, comprising a combination of footpaths and field boundaries which would not prevent encroachment. The southern and the short north western boundaries consists of dense woodland which are durable and would prevent encroachment. The site is in use by Oldcott Motors. The site contains various buildings associated with this use, which are surrounded by an area of hardstanding. The site contains more than 30% built form, with open long line views and low vegetation. As such, the site supports a weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mixed boundaries, presence of existing encroachment and weak degree of openness.	No contribution: Stoke-on-Trent and Kidsgrove are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site plays a moderate role in safeguarding the countryside from encroachment due to its weak degree of openness as a result of existing development on the site and its mix of durable and less durable boundaries. The site plays a weak role in preventing towns from merging, and a moderate role in assisting in urban regeneration. The site plays a weak role in preventing unrestricted sprawl and no role in preserving the setting and special character of historic towns.	Weak contribution
RC15	Weak contribution: The site is connected to the Stoke-on-Trent urban area boundary at the south east corner. The boundary with the urban area comprises Woodstock Street, which is durable and would prevent sprawl. The site has a very limited connection with the built up area. Overall the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Strong contribution: The site forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the site would result in the merging of the neighbouring towns. Overall the site makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the settlement of Kidsgrove along its northern and western boundaries and is connected to the Stoke-on-Trent urban area along a short section of its southern boundary. The western boundary is durable, comprising a public right of way with rear gardens beyond, which would prevent encroachment into the site. The eastern boundary consists of Kidsgrove Bank which is durable and also the rear gardens of residential properties further north along Kidsgrove Bank which are less durable however Kidsgrove Bank provides a durable boundary beyond this. The southern boundary is mixed, adjoining the urban area of Stoke-on-Trent at Woodstock Street, which is durable and would prevent encroachment. The remainder of the site's southern boundary adjoins less durable field boundaries, which would not prevent encroachment however Woodstock Street provides a durable boundary beyond this. The existing land use comprises agriculture and woodland, with fields along the western boundary and dense vegetation in the north	No contribution: Stoke-on-Trent and Kidsgrove are historic towns, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, professional judgment has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. Whilst the site has predominantly durable boundaries which would be able to limit sprawl and encroachment beyond it, development of the site would result in the merging of Stoke-on-Trent and Kidsgrove. Therefore the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in preventing urban sprawl by protecting the openness and permanence of the Green Belt.	Strong contribution

			and east. The site contains less than 10% built form, with open long line views and dense vegetation. As such, the site supports a strong to moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries with the countryside and the settlement and strong to moderate degree of openness.				
SP11	Moderate contribution: The northern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is predominantly less durable, comprising rear gardens, a small section of allotments, and a section of Park Road, part of which is private. The site is only connected to the built up area along this long boundary. Overall, the site makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and Newcastle-under-Lyme comprises rear gardens of residential developments, allotments, and a combination of public and private roads (Park Road), making this boundary less durable and not able to prevent encroachment. The boundaries between the site and the countryside comprise the Redheath Plantation to the west, which is durable; and the A525 to the south which is durable. These durable boundaries could prevent encroachment beyond the site if the site were developed. There is a field boundary to the east and the golf course boundary to the west which are less durable and would not prevent encroachment however there are durable road boundaries located a short distance beyond this. The site is well connected to the countryside along three boundaries. The site is predominantly in use as a golf course (Keele Driving Range), with a vacant field and cricket ground located adjacent to the northern boundary. A vacant public house is located adjacent to the southern boundary with access from the A525. The site contains less than 10% built form and does not support long line views (due to topography and patches of dense vegetation). Therefore, the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The sites makes a moderate contribution to checking unrestricted sprawl, a weak contribution to preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its mix of durable and less durable boundaries. The site does not play a role in preserving the setting and special character of a historic towns and makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
SP14	Weak contribution: The north eastern boundary of the site is adjacent to the Newcastle-under-Lyme urban area. The boundary is durable, comprising Cemetery Road. Overall, therefore, the site makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and Newcastle-under-Lyme comprises Cemetery Road, which is durable and would prevent encroachment into the site. The boundaries between the site and the countryside are the A525 to the south, which is durable and would prevent encroachment, and a field boundary to the west which is less durable and would not be able to prevent encroachment. The existing land use is open countryside. The site contains less than 10% built form and has low levels of vegetation. The site slopes down from south to north, which restricts long line views beyond the site from the settlement. The site therefore supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries and strong to moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a weak contribution to two Green Belt purposes, a moderate contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to checking unrestricted sprawl and preventing neighbouring towns from merging and a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration. The site supports a strong-moderate degree of openness and has predominantly durable boundaries.. The site makes no contribution to preserving the setting and special character of historic towns.	Weak contribution
TB18	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along its northern and south eastern boundaries. The site is well	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-	Moderate contribution: The site is connected to the Newcastle-under-Lyme urban area along its northern and south eastern boundary. The boundaries with the settlement are a combination of durable and less durable features (Whitmore Road and rear gardens). The less durable northern boundary would not be able to prevent	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The site makes a weak contribution to two Green Belt purposes, a moderate contribution to two purposes, and no contribution to one purpose. In line with the methodology, the site makes a weak contribution. The site makes a weak	Weak contribution

	enclosed by the urban area. The site's boundaries with the urban area are a combination of less durable features to the north (rear gardens) and durable features to the south east (Whitmore Road). As such, the northern boundary would not be able to prevent sprawl into the site, however, the south east boundary would prevent sprawl. Due to the pattern of the built-up area, development of the whole of the site could constitute rounding off the settlement pattern. Therefore, overall, the site makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off.	Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	encroachment into the site whilst Whitmore Road would be able to prevent encroachment. The site is well enclosed by the urban area and is connected to the countryside only along a short north west boundary and along the western boundary. The Keele University Campus is located beyond the site to the north west. The south western boundary comprises the edge of a golf course which is demarcated by mature tree lining along a ditch. These features combined represents a durable boundary which could prevent encroachment beyond the site. The site is wholly in use as a golf course. There is a small amount of built form within the site, comprising the golf course club house adjacent to the north east boundary and a maintenance shed in the middle of the site. There are clusters of vegetation throughout the site which restrict long line views. The site has less than 10% built form, with no long line views and dense vegetation. As such, the site supports a moderate degree of openness. The site supports a beneficial use in the form of a golf course. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it is well enclosed by the urban area and shares durable boundaries with the countryside.	Area and therefore does not contribute to this purpose.	not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	contribution to checking unrestricted sprawl due to the potential for development to be considered to round off the settlement pattern. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and durable boundaries with the countryside. The site makes a weak contribution to preventing neighbouring towns from merging, and a moderate contribution to assisting in urban regeneration.	
TB19	Weak contribution: The site is connected to the Newcastle-under-Lyme urban area along a short section of its south eastern boundary only. The boundary with the built up area consists of Whitmore Road, which is durable. Overall the site makes a weak contribution to checking unrestricted sprawl due to the short durable boundary with the built-up area.	Weak contribution: The site forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the Newcastle-under-Lyme urban area along a short section of its south eastern boundary only. This consists of Whitmore Road which is durable and could prevent encroachment. The site is connected to the countryside along the north west, east, and south west boundaries (and part of the south east boundary), which are predominantly durable. The eastern boundary comprises the edge of a golf course which is demarcated by mature tree lining along a ditch. This represents a durable boundary which would contain encroachment beyond the site. The south east boundary is durable (Whitmore Road), as is the south west boundary (the M6). The north west boundary is a combination of less durable (field boundaries demarcated by hedgerow) and durable (Springpool Wood and Pie Rough). Therefore, the majority of the site's boundaries would prevent encroachment. The site is predominantly in agricultural use, with a woodland area contained within the site adjacent to the north west boundary (Pie Rough). Topographically the site slopes up from the south to the north east and north west, which limits long line views beyond the site from the settlement boundary. The site is well connected to the countryside along three boundaries. The site has less than 10% built form, open long line views to the west and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment despite its predominantly durable boundaries as it is well connected to the countryside along three boundaries and supports a strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and is well connected to the countryside along three boundaries, its boundaries are predominantly durable and could therefore contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing neighbouring towns from merging. The site makes a moderate contribution to assisting in urban regeneration but does not play a role in preserving the setting and special character of a historic town.	Moderate contribution
TB24	Weak contribution: The eastern boundary of the site is adjacent to the Newcastle-	Weak contribution: The site forms a less essential gap between	Moderate contribution: the site is connected with the Newcastle-under-Lyme urban area along the eastern boundary, which is durable (Gallowstree Lane) and	No contribution: Newcastle-under-Lyme is a historic town, however the site is not	Moderate contribution: All Green Belt land can be considered to support urban	The site makes a moderate contribution to two purposes, a weak contribution to two purpose and no contribution to one purpose.	Weak contribution

	<p>under-Lyme urban area. The eastern boundary is durable (Gallowstree Lane) and could prevent sprawl. Overall, the site makes a weak contribution to checking unrestricted sprawl due to its durable boundary.</p>	<p>Newcastle-under-Lyme and Madeley Heath whereby development of the site would reduce the actual gap between the towns but not the perceived gap. The site therefore makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>would prevent future encroachment into the site. The site is connected to the countryside along the remaining three boundaries, which comprise the A525 to the north, a field boundary to the south and woodland to the west (the Keele University campus is located further west beyond the woodland). The northern boundary is durable and would prevent encroachment beyond the site if the site were developed. The western boundary is defined by woodland, which represents a durable boundary that would prevent encroachment. The southern boundary consists of a less-durable field boundary that would not prevent encroachment. The site is in agricultural use and does not contain any built form. Topographically, the site slopes steeply upwards from the eastern to western boundary, restricting views beyond the site from the Newcastle-under-Lyme urban area. The site supports a moderate degree of openness as it contains less than 10% built form, has low vegetation within it however the vegetation around it and the topography limit long line views. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly durable boundaries combined with the site's moderate degree of openness.</p>	<p>located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly durable boundaries and a strong degree of openness. The site plays a weak role in checking unrestricted sprawl and preventing towns from merging. The site makes a moderate contribution to assisting in urban regeneration.</p>	
TK10	<p>No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose..</p>	<p>Weak contribution: The site forms a less essential gap between Kidsgrove and Alsager within the neighbouring authority of Cheshire East whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Strong contribution: The site is connected to the settlement of Kidsgrove along the southern and part of the eastern boundaries. The southern boundary is comprised of Pit Lane which is durable and would prevent encroachment into the site. The eastern boundary is comprised of the rear of residential development which is less durable and would not prevent encroachment and a walled churchyard cemetery which is durable and could prevent encroachment. The site is connected to the countryside along the northern and western boundaries. The northern boundary is comprised of Audley Road which is durable and would prevent encroachment into the countryside if the site were developed. The western boundary is comprised of less durable field boundaries which would not prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside, with no built form. There are generally low levels of vegetation across the site. The topography of the site slopes down to the south/ south west. There are limited long line views due to the topography of the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and less durable boundary with the settlement and the countryside.</p>	<p>Strong contribution: Talke is a historic town. A section of the Talke Conservation Area to the north is located within the Green Belt. The site is fully within the 250m Conservation Area buffer and is adjacent to the Conversation Area. There are views into and out of the Conservation Area as the site is adjacent. Overall the site makes a strong contribution to preserving the setting and special character of historic towns.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and has less durable boundaries between the site and the settlement and the site and the countryside. In addition, the site makes a strong contribution to preserving the setting and special character of historic towns due to its location adjacent to the Talke Conservation Area. The site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.</p>	<p>Strong contribution</p>
TK17	<p>No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.</p>	<p>Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove whereby development would reduce the actual gap between the</p>	<p>Moderate contribution: The site is connected to the settlement along its northern boundary. This mainly consists of St. Martins Road, which is durable and could prevent encroachment, however a short section in the north east of the site consists of garden boundaries and is less durable. The site is well connected to the countryside along its western, eastern and southern boundaries. These consist of roads (High Street, Talke Road and Newcastle Road) and are durable enough to</p>	<p>No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or</p>	<p>The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make weak overall contribution to the Green Belt. The site forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-</p>	<p>Weak contribution</p>

		neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	prevent further encroachment if the site was developed. The existing land use consists of open countryside. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong openness and mostly durable boundaries with the settlement and the countryside.		weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	under-Lyme urban area and has mostly durable boundaries.	
TK18	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area, Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along a short section of the northern boundary which is comprised of the edge of industrial development which is less durable and would not prevent encroachment into the site. The site is connected to the countryside along all of the remaining boundaries which are comprised of road boundaries to the east (Oak Tree Lane and Talke Road) and the A500 to the south which are durable boundaries which would be able to prevent encroachment into the countryside if the site were developed. The boundary to the north is comprised of dense woodland which is durable and could prevent encroachment. The boundary to the west is partly comprised of field boundaries which are less durable and partly of dense wood and designated ancient woodland which is durable and could prevent encroachment. A very small section of the western boundary is not defined by any features and represents a less durable boundary which would not be able to prevent encroachment. A section of the north eastern boundary is defined by Jamage Road which is durable and a field boundary which is less durable and would not prevent encroachment. The existing use of the site is open countryside of which some is in agricultural use. There is less than 10% built form on the site. There are low levels of vegetation on the site. The topography of the site is undulating and there are long line views to the south and east of the site. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it is well connected to the countryside, it has a strong degree of openness and some less durable boundaries with the settlement and the countryside.	No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and is well connected to the countryside, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl or preserving the setting and special character of towns.	Moderate contribution
TK19	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove as well as Bignall End and Kidsgrove whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside along all four boundaries which comprise of durable road boundaries to the north (A500) and the east (Jamage Road) which could prevent encroachment into the countryside. To the south and west there are less durable field and private road boundaries which would not be able to prevent encroachment into the countryside. The existing use of the site is open countryside including agricultural use with a farm to the north east of the site. There is also an industrial site to the north of the site, but still less than 10% built form on the site. There is some dense vegetation to the west of the site but generally there is low levels of vegetation across the site. The topography of the site is generally undulating and slopes	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it is completely connected to the countryside, it has a strong degree of openness and has less durable boundaries between the site the countryside. Therefore, the site makes a strong	Strong contribution

		was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	down to the north, which provides significant long line views to the north and west. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and less durable boundaries with the countryside.			contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl or preserving the setting and special character of towns.	
TK24	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End as well as Kidsgrove and Audley whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along the northern boundary which is comprised of Coppice Road which is durable and would be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries which are comprised of Merelake Road to the south which is durable and would prevent encroachment into the countryside if the site were development, and a treelined field boundary to the east and west which are less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside and dense vegetation, with less than 10% built form. The topography of the site slopes down to the south and long line views are limited by the dense vegetation and topography of the site. As such, the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a moderate degree of openness and some less durable boundaries with the countryside	No contribution: Talke is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding the countryside from encroachment as although it has some less durable boundaries with the countryside and supports a moderate degree of openness, the site's boundary with the settlement consists of a durable road boundary which could prevent contain development and prevent it from encroaching into the Green Belt. In addition, the site makes a moderate contribution assisting in urban regeneration, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl and preserving the setting and special character of historic towns.	Moderate contribution
TK25	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is split by Audley Road. The site is connected to the settlement along most of its southern boundary which is comprised of the edge of industrial development which is less durable and would not prevent encroachment into the site. The site is connected to the countryside along its northern, eastern and western boundaries. Part of the northern boundary is comprised of Audley Road which is a durable boundary which would be able to prevent encroachment into the countryside. To the south the boundary consists of designated ancient woodland which is a durable boundary which could prevent encroachment. To the south east and south west the boundary consists of field boundaries which are less durable and would not prevent encroachment. In relation to the section of the site north of Audley Road, the boundaries are predominantly less durable consisting of field boundaries which would not prevent encroachment. The existing use of the site is open countryside, with less than 10% built form. There is low levels of vegetation on the site. The topography of the site slopes significantly down to the south and supports long line views to the north. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the	Moderate contribution: Kidsgrove is a historic town. The Talke Conservation Area is partly located within the Green Belt to the north. A small section of the north east of the site falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a several fields but there is the potential for views in and out of the Conservation Area to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has a mix of durable and less durable boundaries with both the settlement and the countryside. Therefore, the site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 133 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration and preserving the setting and special character of historic towns, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Strong contribution

			countryside from encroachment as it has a strong degree of openness and a mix of durable and less durable boundaries with the settlement and the countryside.				
TK27	No contribution: The site is not connected to the Newcastle- under- Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose..	Weak contribution: The site forms a less essential gap between Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The A500 road would ensure the separation was retained. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary which is comprised of Coppice Road which is durable and would be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries which are comprised of Merelake Road to the east and south which is durable and would prevent encroachment into the countryside if the site were developed, and a treelined field boundary to the west which is less durable and would not be able to prevent encroachment into the countryside if the site were developed. The existing use of the site is open countryside, with less than 10% built form. There are low levels of vegetation on the site. The topography of the site slopes down to the west and there are long line views to the south. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and a less durable boundary with the countryside	Moderate contribution: Kidsgrove is a historic town. The Talke Conservation Area is partly located within the Green Belt to the north. Approximately half of the site to the east falls within 250m of the Conservation Area. The site is separated from the Conservation Area by a field but there is the potential for views in and out of the Conservation Area to the site. As such, the site makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, a strong contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. The site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and the western boundary with the countryside is less durable however all of the remaining boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a moderate contribution to assisting in urban regeneration and preserving the setting and special character of historic towns, a weak contribution to preventing towns from merging and no contribution checking unrestricted sprawl.	Moderate contribution

F2 Stoke-on-Trent Contender Sites

Site Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
291	Weak contribution: The site is well contained by the Stoke-on-Trent urban area along its western, southern and eastern boundaries. The eastern boundary follows a footpath and two thick tree lines and may be durable, however the western and southern boundaries follow garden and field boundaries and are less durable and may not be able to prevent sprawl. The site is well connected to the urban area on three of its four sides. Development of the site would arguably constitute rounding off of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and its potential for rounding off the settlement.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns but not the perceived gap. The gap is already smaller to the west and east of the site. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Stoke-on-Trent urban area along its western, southern and eastern boundaries. The eastern boundary consists of a footpath, bridleway and thick tree line and is durable. The western and southern boundaries consist of field and garden boundaries which are less durable and may not be able to prevent encroachment into the site. The site is only connected to the countryside along its northern boundary. This consists of Colclough Lane which is durable. The north eastern corner consists of the limits of agricultural / industrial development located in the Green Belt, this does not represent a durable boundary however Colclough Lane is located nearby. The existing land use consists of open countryside with a farm property located to the west of the site. The site supports a strong degree of openness as it contains less than 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the site makes strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the settlement and its strong openness.	No contribution: Stoke-on-Trent is a historic town however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. While the site has a strong degree of openness and has less durable boundaries with Stoke-on-Trent, its predominantly durable boundaries with the countryside mean that development would be contained and would not threaten the overall openness and permanence of the Green Belt. In addition, the site forms a less essential gap between Stoke-on-Trent and Kidsgrove and development may constitute rounding off of the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl.	Moderate contribution
308	Weak contribution: The site is connected to the Stoke-on-Trent urban area along the majority of its northern boundary, its western boundary, and half of its southern boundary. The northern and western boundaries are durable, comprising Eaves Lane to the north and west, and would check unrestricted sprawl. The southern boundary is less durable, comprising rear gardens, and would not be able to check unrestricted sprawl. The site is well connected to the urban area, such that there is potential for 'rounding off' the settlement pattern. Therefore, overall, the site makes a weak contribution to checking unrestricted sprawl due to the potential for rounding off and the durable boundaries with the settlement to the north and west.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Werrington whereby development of the site would slightly reduce the gap between the neighbouring towns however the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: the site is connected to the settlement along the majority of its northern boundary, its western boundary, and half of its southern boundary. The northern and western boundaries are durable, comprising Eaves Lane to the north and west, which would prevent future encroachment into the site. The southern boundary is less durable, comprising rear gardens, which would not prevent encroachment into the site. The site is connected to the countryside along its eastern boundary and half of its southern boundary. These boundaries are less durable, comprising field boundaries, and would not prevent encroachment. The site is in use for agriculture (grazing). The site contains less than 10% built form, has long line views from the settlement and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries with the countryside, and strong degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to one purpose, a strong contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and less durable boundaries with the countryside, development of the site could be seen as rounding off the settlement pattern (particularly the western section) as it is surrounded on three sides by the Stoke-on-Trent urban area thus it would not compromise the openness and permanence of the Green Belt..	Moderate contribution

314	Moderate contribution: the site is located adjacent to the Stoke-on-Trent urban area along the majority of its eastern boundary and a small section of its northern boundary. The eastern boundary is less durable, comprising rear gardens, which would not be able to prevent sprawl into the site whilst the northern boundary consists of Woodpark Lane which is durable and could prevent sprawl. There is some evidence of ribbon development to the north of the site along Woodpark Lane, and the site plays a role in preventing further ribbon development. The site therefore makes a moderate contribution to checking unrestricted sprawl due to mix of durable and less durable boundaries and the site's role in preventing further ribbon development.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development may be possible without any risk of the towns merging, albeit there is evidence that Meir Heath has merged with the urban area along Sandon Road to the south east. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the Stoke-on-Trent urban area along the majority of its eastern boundary and a small section of its northern boundary. The eastern boundary is less durable, comprising residential rear gardens, which would not be able to prevent encroachment. The site is connected to the countryside to the north, south and west. The northern boundary is durable (Woodpark Lane) and would prevent encroachment. The southern and western boundaries are less durable, comprising field boundaries with tree lines and a drain (with tree line) respectively. These less durable boundaries would not be able to prevent encroachment beyond the site if the site was developed. The site is in agricultural use and does not contain any built form. The site slopes down gently from north east to south west. The site supports less than 10% built form, open long line views to the south west and low vegetation. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the countryside and the settlement and strong degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one Green Belt purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries and strong degree of openness, the wider boundaries to the south and west beyond the site consist of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition the site makes a moderate contribution to checking unrestricted sprawl and a weak contribution to preventing towns from merging.	Moderate contribution
365	Moderate contribution: The site is only connected to the Stoke-on-Trent urban area along its northern boundary consisting of the rear gardens of residential development which represents a less durable boundary which would not be able to prevent sprawl. There is existing ribbon development to the north of the site and the site has a role in preventing further ribbon development. Overall the site makes a moderate contribution to checking unrestricted sprawl due to the less durable boundary and role in preventing ribbon development.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is connected to the Stoke-on-Trent urban area along its northern boundary consisting of the rear gardens of residential development which represents a less durable boundary which would not be able to prevent encroachment. The site is connected to the countryside along its remaining boundaries, which are durable to the west (Lightwood Road), and less durable to the south and east (garden boundaries). A section of the northern boundary comprises a dense wooded area, which may be durable enough to prevent encroachment if the site were developed. Although the boundaries with the countryside are mixed, development could not encroach far to the south as durable Common Lane lies a short distance beyond, and to the north east and east is Meir Heath therefore there is limited potential for encroachment. The existing land use is open countryside. The site supports less than 10% built form, open long line views to the west and low vegetation. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong degree of openness and predominantly durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three of the purposes, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution to the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl, assisting in urban regeneration and safeguarding the countryside from encroachment due to its strong openness and predominantly durable boundaries with the countryside. It makes a weak contribution to preventing towns from merging and no contribution to safeguarding the character and setting of historic towns.	Moderate contribution
377	Weak contribution: The site is connected to the Stoke-on-Trent urban area along its western boundary, which comprises durable Norton Lane, which could prevent sprawl. Therefore, the site makes a weak contribution to checking unrestricted sprawl due to its	Moderate contribution: The site forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby limited development may be possible without the perceived or actual	Strong contribution: The site is connected to the settlement along its western boundary, which comprises durable Norton Lane. This boundary would prevent encroachment into the site. The site is connected to the countryside along its northern, eastern boundary and southern boundaries. The northern and southern boundaries are less durable, comprising field boundaries with hedgerow, which would not prevent future encroachment into the countryside. The eastern boundary comprises the Caldron Canal, which is	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to	The site makes a moderate contribution to two purposes, a strong contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site makes a strong contribution to safeguarding from	Moderate contribution

	<p>durable boundary with the built-up area.</p>	<p>merging of towns. Overall the site makes a moderate contribution to preventing neighbouring towns from merging.</p>	<p>durable and would prevent encroachment. The site is in use as open countryside. A residential dwelling is located near the eastern boundary, with a long driveway extending through the site. The site slopes down steeply from Norton Lane, with a gentler slope into the valley to the east. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the countryside along two boundaries and its strong degree of openness.</p>	<p>therefore does not contribute to this purpose.</p>	<p>state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>encroachment due to its strong degree of openness and less durable boundaries with the countryside, the site has a durable boundary with the settlement which could prevent encroachment from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to checking unrestricted sprawl and no contribution to preserving the setting and special character of historic towns and in preventing towns from merging.</p>	
430	<p>Weak contribution: The site is well contained by the urban area being connected to it along its northern and southern boundaries. The northern boundary is a mix of durable and less durable features, comprising residential development and Gravelly Bank Road. The southern boundary consists of the rear gardens of residential development which represents a less durable boundary which would not prevent sprawl. Due to the pattern of the built-up area, development of the site could constitute rounding off the settlement pattern. Therefore the site makes a weak contribution to checking unrestricted sprawl due to the potential for rounding off.</p>	<p>Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Weak contribution: The site is connected to the Stoke-on-Trent urban area along its northern boundary, which is a mix of durable and less durable features, comprising adjacent residential development (less durable) and Gravelly Bank Road (durable). The less durable boundary would not prevent future encroachment into the site, however, the durable Gravelly Bank Road would play a role in preventing future encroachment. However due to the site being generally contained by urban development, there is limited potential for encroachment beyond the site. The site has a limited connection with the countryside along its western boundary, which is durable (Lightwood Road) and would therefore prevent further encroachment. The existing land use consists of dense woodland, with new residential development under construction in the north west quadrant of the site. The site slopes steeply down from Gravelly Bank Road to the west. The site supports between 20% and 30% built form, does not allow long line views from the settlement (due to topography and vegetation) and has dense vegetation. As such, the site has no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside and lack of openness.</p>	<p>No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a weak contribution to three Green Belt purposes, no contribution to one purpose, and a moderate contribution to one purpose. In line with the methodology, the site makes a weak contribution overall. The site makes a weak contribution to checking unrestricted sprawl, preventing towns from merging and from safeguarding the countryside from encroachment due to its lack of openness and its limited connection with the countryside. The site does not contribute to preserving the setting of historic towns. The site makes a moderate contribution to assisting in urban regeneration.</p>	<p>Weak contribution</p>
671	<p>Weak contribution: The site is located adjacent to the Stoke-on-Trent urban area. It is connected to the urban area along a small section of its eastern boundary, which comprises durable Lightwood Road (A5005), which would be able to prevent sprawl. There is ribbon development present to the south of the site along Lightwood Road and the site has some role in preventing further ribbon development. Overall due to its limited connection with the built up area and its durable boundary the site makes a weak contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Strong contribution: The site is connected to the Stoke-on-Trent urban area along a small section of its eastern boundary, which is durable and would prevent future encroachment into the site. The site partly adjoins Meir Heath to the south along the durable Lightwood Road boundary which could prevent encroachment. The site adjoins the countryside to the north, south and west. In addition, a pocket of Green Belt is located to the east of the site beyond Lightwood Road (itself enclosed by the urban area of Stoke-on-Trent). The boundaries with the countryside are less durable, comprising field boundaries with tree lines. The western boundary is irregular, being drawn around isolated residential properties adjacent to the west. The site is in agricultural use, with a private road within the site extending west from Lightwood Road. The site slopes up from Lightwood Road to the south west, which restricts views to the south west, however, the site supports long line views to the north west. The site supports less than 10% built form, open long line views to the north west and low vegetation. As such, the site supports a strong degree of openness. Overall the site</p>	<p>No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries and strong degree of openness, the wider boundaries to the north, south and west beyond the site consist of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. In addition, the site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging and a moderate contribution to assisting in urban regeneration.</p>	<p>Moderate contribution</p>

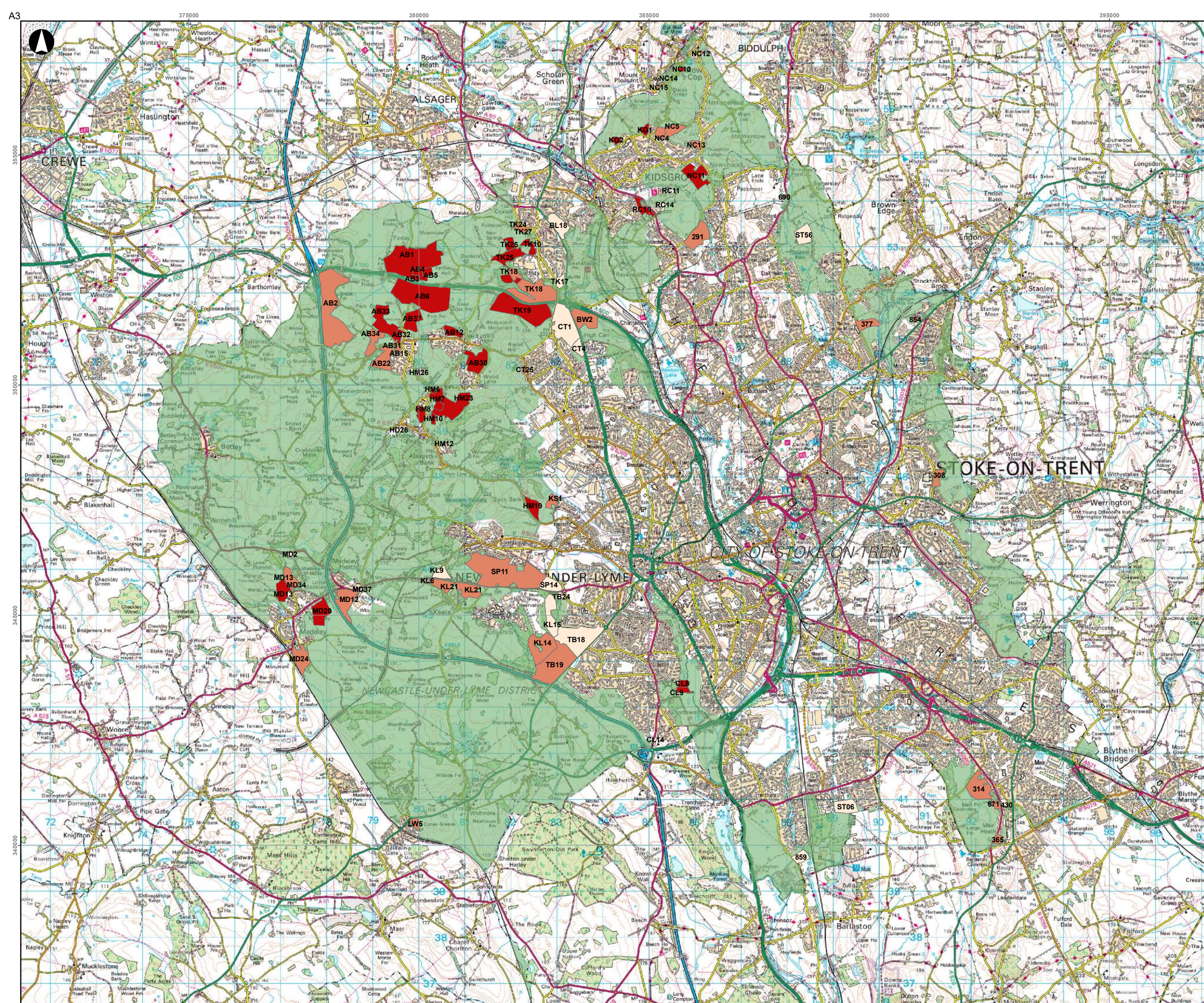
			makes a strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the countryside and strong degree of openness.				
690	Moderate contribution: The site is located partly within the urban area and partly within the Green Belt, which washes over the eastern half of the site only. The Green Belt boundary is not marked by any definable features within the site and is therefore a less durable boundary which would not be able to prevent sprawl. As the western part of the site is not located within the Green Belt, the site is considered to make a moderate contribution overall to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is located in part within the settlement and does not share a demarcated boundary with the settlement. This less durable boundary would not be able to prevent encroachment into the Green Belt. The eastern section of the site, which is located within the Green Belt, is connected to the countryside along its northern, eastern and southern boundaries, which comprise less-durable fences to the north and south, which would not contain encroachment in the long term, and the A527 Outclough Road to the east, which is durable and would prevent future encroachment. The existing land use comprises open countryside. There is no built form within the site. The site contains less than 10% built form, has long line views from the settlement and low vegetation. As such, the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its location partly within the settlement, its mix of less durable and durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the site has been judged to make a moderate overall contribution. The site is only partly within the Green Belt, and its contribution to checking unrestricted sprawl and protecting the countryside from encroachment is therefore judged to be moderate. The site plays a weak role in preventing towns from merging and does not makes a contribution to preserving the setting and special character of historic towns. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
854	Weak contribution: The site is connected to the Stoke-on-Trent urban area along two boundaries. The eastern boundary is predominantly durable, comprising Regency Drive, with a section of rear garden at the south east corner. The southern boundary is less durable, comprising rear gardens. Due to the shape of the urban area, development of the site (particularly alongside surrounding areas) could constitute rounding off of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl as it has a mix of durable and less durable boundaries and development could be seen as rounding off.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Norton Green to the north. Development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Therefore, the site makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The boundaries are a combination of durable roads (east) and less durable rear gardens (south) which may not be able to prevent encroachment. The site is connected to the countryside along its western boundary and northern boundary, which are less durable and would not prevent encroachment. The site comprises open countryside, with small clusters of trees along the eastern and western boundaries. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its mix of less durable and durable boundaries with the settlement and the countryside and strong degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. The site has less durable boundaries with both the settlement and countryside however development of the site could be seen as rounding off the settlement pattern thus it would not compromise the openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl due to mixed boundaries with the settlement, and a moderate contribution to safeguarding the countryside from encroachment as it has a mix of durable and less boundaries with the settlement and the countryside, while supporting a strong degree of openness. The site plays a weak role in preventing towns from merging and does not makes a contribution to preserving the setting and special character of historic towns. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
859	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and Barlaston in the authority of Stafford. Development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns.	Moderate contribution: The site is not connected to the settlement, although the settlement boundary is located a short distance to the north of the site. The site is connected to the countryside along four boundaries. The boundaries to the east and west are durable consisting of Barlaston Old Road to the west and the Trent and Mersey Canal to the east. These boundaries could prevent encroachment beyond the site if the site was developed. The northern boundary is less durable and would not be able to prevent encroachment, comprising a field boundary with scattered	No contribution: The site is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site does not play a role in preventing sprawl, it plays a weak role in preventing towns from merging and makes a moderate contribution to safeguarding the countryside from encroachment as although it supports a strong degree of openness it is surrounded	Weak contribution

		Overall the site makes a weak contribution to preventing neighbouring towns from merging.	trees. The southern boundary is durable, comprising a brook accompanied by thick tree line/field boundary, which may be able to prevent encroachment. The site consists of open countryside. A drain runs through the site from north east to south west. Although the site itself is not developed, there is existing development within the surrounding Green Belt including the Severn Trent Water sewerage plant, solar farm and World of Wedgewood. The site contains less than 10% built form, has open long line views and low vegetation. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as although it supports a strong degree of openness it is surrounded by existing development within the Green Belt which limits its connection with the open countryside.		the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	by existing development within the Green Belt which limits its connection with the open countryside. The site does not make a contribution to preserving the setting and special character of historic towns and makes a moderate contribution to assisting in urban regeneration.	
ST06	Weak contribution: The site is located adjacent to the Stoke-on-Trent built up area, which adjoins the site along the majority of its northern boundary, its western boundary and a short section of its eastern boundary. To the north and west the site adjoins the Newstead Industrial Trading Estate. The northern boundary consists of the limits of the trading estate and the western boundary consists of a private access road off Alderflat Drive. These boundaries are less durable and may not be durable enough to prevent sprawl into the site however, there is already existing sprawl in the site consisting of the waste transfer station (it is noted that this is a temporary use). The short eastern boundary is less durable comprising rear gardens of residential properties which may not be able to prevent sprawl. Given the shape of the built up area, development of the site could constitute rounding off of the urban area. Overall, the site makes a weak contribution to checking unrestricted sprawl due to the potential for rounding off the pattern of the built up area.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston to the south, which is in the administrative area of Stafford. Development would reduce the actual gap but not the perceived gap between the neighbouring towns. Overall, the site makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The site is well connected to the settlement along the majority of its northern boundary, its western boundary and a short section of its eastern boundary. These consist of the limits of the Newstead Industrial Estate to the north and part of the west and a private access road off Alderflat Drive to the remainder of the west. These are less durable boundaries which may not be able to prevent encroachment into the site. The site is connected to the countryside along its southern boundary and part of its eastern boundary albeit the urban area is located further to the east. There is also a small pocket of Green Belt to the north of the site although the urban area is located in close proximity to the north. The southern boundary is less durable, with no discernible physical demarcation along the majority of the boundary apart from a short section consisting of the limits of the Waste Transfer Station. These boundaries would not be able to prevent encroachment beyond the site if the site were developed. However there is an existing sewage works located beyond the site to the south which limits the potential for encroachment to an extent. The site comprises open scrubland and is generally flat, with the Waste Transfer Station located in the south west corner of the site. Overall, the site has less than 10% built form, has some long line views to the east and low vegetation. As such, the site supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to it being well connected to the settlement, its mixed boundaries with the settlement and the countryside and strong-moderate degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the site is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to it being well connected to the settlement, its mix of durable and less durable boundaries and it's strong to moderate degree of openness. The site makes a weak contribution to checking unrestricted sprawl due to the potential for rounding off the pattern of the built up area. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging as it forms a less essential gap between the Stoke-on-Trent urban area and Barlaston. The site makes no contribution to preserving the setting and special character of historic towns.	Weak contribution
ST56	No contribution: The site is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Stoke-on-Trent urban area, Biddulph and Brown Edge, whereby development would	Moderate contribution: The site is not connected to the settlement. The site adjoins the countryside on all sides. The site's boundaries with the countryside comprise a combination of fencing and tree line to the north, fencing to the east, a combination of dense trees and fence to the south (with a small section of the boundary comprising	No contribution: The site is not adjacent to a historic town and therefore does not	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site does not play a role in preventing sprawl, plays a weak role in	Weak contribution

	<p>slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall, the site makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Whitfield Road), and fencing to the west. The boundaries are predominantly less durable and would not be able to prevent encroachment. The site is occupied by the Chatterley Whitfield Colliery, along with several work units with associated parking. There is therefore a considerable amount of built form within the site, with scattered colliery buildings (including chimney) and areas of hardstanding with patches of ruderal vegetation. The site contains more than 30% built form which limits long line views across the site and low vegetation. As such, the site supports a weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its predominantly less durable boundaries with the countryside, which is balanced with the site's weak degree of openness due to existing encroachment.</p>	<p>contribute to this purpose.</p>	<p>Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this site makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>preventing towns from merging and makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness, which is balanced with its less durable boundaries with the countryside. The site does not make a contribution to preserving the setting and special character of historic towns and makes a moderate contribution to assisting in urban regeneration.</p>
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Appendix G

Chloropleth Map of Green Belt Assessment Findings – Overall Assessment



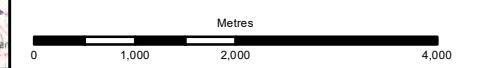
Notes

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Key

- Parcel Assessment Purpose Overall
- No contribution
 - Weak contribution
 - Moderate contribution
 - Strong contribution
 - Green Belt

D2	30/07/2019	APS	AO	SL
Issue	Date	By	Chkd	Appd



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Client
Stoke on Trent City Council and Newcastle under Lyme Council

Project Title
Newcastle under Lyme and Stoke Green Belt Study

Drawing Title
SHLAA Sites in Green Belt Purpose Overall

Scale at A3
1:75,000

Arup Job No	Suitability
253623-00	Draft

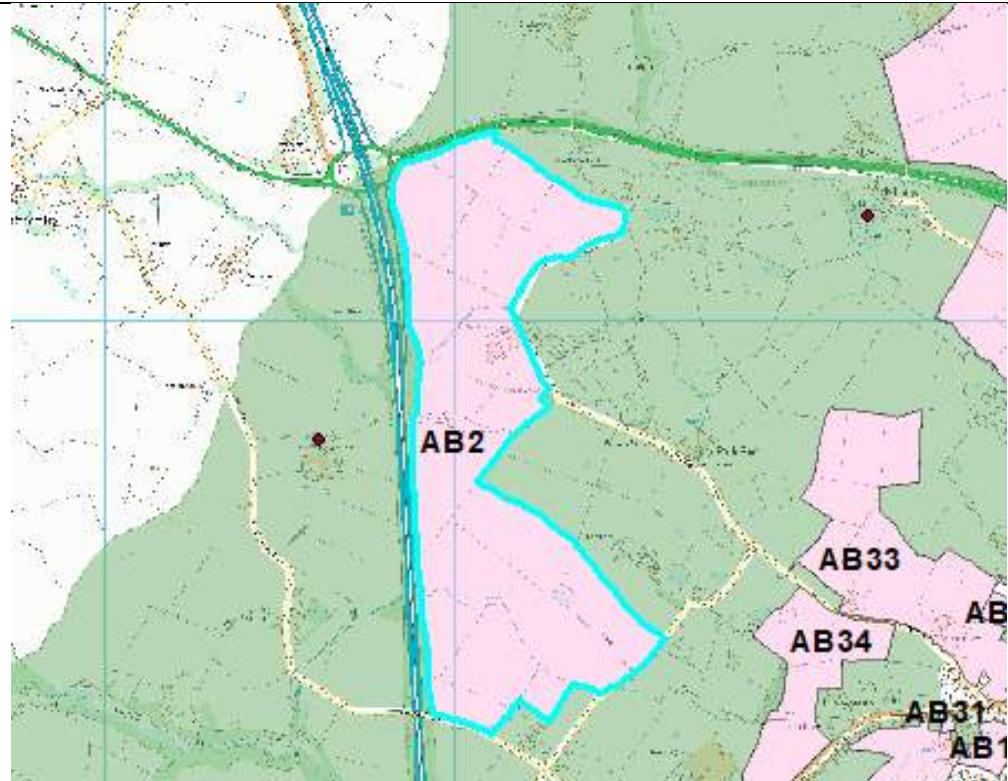
Name	Rev
SGB-ARP-SW-DR-PL-0065	D2

Appendix H

Green Belt Site Review Proformas

H1 Newcastle-under-Lyme Green Belt Site Review Proformas

Green Belt Site Review Proforma – Site Ref: AB2

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

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	3% of site is within Flood Zone 2 and 3
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and with the exception of Brook Farm it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account that 3% of the site is within Flood Zone 2 and 3.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 3% of site is within Flood Zone 2 and 3 (close to Brook Farm).				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 800m away from the nearest inset settlement of Audley.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Brockwood Hill greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) - site is surrounded by open countryside although the M6/A500 roundabout to the north of the site may have amenity impacts.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.7km to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.1km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Audley Health Centre, Church Street				
Access to a bus stop?	Site is more than 800m away from a bus stop – 1km to Westfield Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 3.2km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Park Lane or Barthomley Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority red or amber however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable for residential use as it does not promote sustainable growth, however site may be suitable for employment use.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. • Access could be created from Park Lane or Barthomley Road. • The site is within 800m of an area of open space. • The site is over 800m away from a bus stop, a primary school, a secondary school and a GP surgery. • The M6/A500 roundabout to the north of the site may have residential amenity impacts. • Site has good connections to the strategic road network. • The site consists of grade 3 agricultural land. • There is 1 TPO along the site boundary at the eastern corner of the site along Moat Lane however this could be avoided. • The site has an undulating topography • Approximately 3% of site is within Flood Zone 2 and 3 (close to Brook Farm). • There are no environmental designations or heritage assets immediately adjacent to the site. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable for residential use as it does not promote sustainable growth. The site is completely detached from the nearest inset settlement of Audley being approximately 800m away and the site is surrounded by open countryside. Given the site's access to the strategic road network, the site may be suitable for employment use. The site is available as it was promoted by the owner and with the exception of Brook Farm it is not in active use. The site is considered to be achievable as it is broadly viable taking into account the same area within Flood Zone 2 and 3. The site has some existing less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration for residential use however it is recommended for further consideration for employment use.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (for employment use only)</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 - Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of the surrounding settlements. It would be well defined along a strong and permanent boundary to the north and west consisting of the A500 and M6. Overall it would represent a significant encroachment into the countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M6 to the west and the A500 to the north which represent recognisable and permanent boundaries. The existing eastern and southern boundaries consist of field boundaries and minor roads. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would have no impact on preventing neighbouring towns from merging or preserving the setting and character of a historic town. Development would however represent a significant encroachment into the countryside and therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB15

Site Reference	AB15				
Site Address	Land North of Vernon Avenue, Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	1.55				
Site Capacity	39 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and it is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 68m to Westfield Avenue greenspace		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 742m to Ravensmead Primary School.		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to Sir Thomas Boughey High School.		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 263m to Audley Health Centre, Church Street.		
Access to a bus stop?	Site is within 400m of a bus stop – 49m to Vernon Avenue bus stop.		
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – Access could be created from Vernon Avenue.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments:		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Audley and is nearly completely enclosed by the settlement with residential development on all sides. Access could be created from Vernon Avenue. There are no	

<ul style="list-style-type: none"> • The site is adjacent to the settlement of Audley and is nearly completely enclosed by the settlement with residential development on all sides. • Access could be created from Vernon Avenue. • The site consists of grade 3 agricultural land. • The sites slopes down to the west. • There are no environmental designations or heritage assets within or adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m away from a secondary school. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no suitability issues. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site’s existing western 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.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is enclosed by the settlement to the north, east and south which limits the perception of encroachment.</p> <p>Purpose 4 - The site is adjacent to the historic town of Audley. The entire site falls within 250m of the Conservation Area however it is separated by two rows of residential properties and Chester Road and there are no views into the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22. Excluding site AB22, the combined release of site AB15 and AB31 would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing western boundary consists of a tree lined field boundary. If the site is taken forward on its own it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is enclosed by the settlement to the north, east and south which limits the perception of encroachment. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundary would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: AB22

Site Reference	AB22				
Site Address	Wall Farm, Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	15.18				
Site Capacity	365 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land to the north				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the inset settlement of Audley along its eastern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace - 35m to Westfield Avenue greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – residential area located to the east and ribbon development located to the north and west				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 915m to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 425m to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 64m to Westfield Avenue				
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – access could be created from Nantwich Road.				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Audley along its eastern boundary and it is surrounded by residential development to the east and ribbon development in the Green Belt to the north and west. Access can be created from Nantwich Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site consists of grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site dips in the centre and rises upwards to the south. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Audley along its eastern boundary and it is surrounded by residential development to the east and ribbon development in the Green Belt to the north and west. Access can be created from Nantwich Road.</p> <p>There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites AB15 and AB31 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of Audley. It would partly connect the settlement to existing ribbon development along Nantwich Road.</p> <p>Purpose 4 - Audley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing western and southern boundaries consist of field boundaries, a track and fencing. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would however represent a significant encroachment into the countryside as it would entail a sizeable incursion into undeveloped countryside relative to the size of Audley, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: AB31

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

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and can be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Audley along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 138m to Audley Cricket Club				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – residential area to the north and east, with service station to the west.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 894m to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 451m to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 226m to Vernon Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Alsager Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – access can be created from Nantwich Road.				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Audley to the north and is enclosed by existing development in the Green Belt. Access could be created from Nantwich Road The site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Audley to the north and is enclosed by existing development in the Green Belt. Access could be created from Nantwich Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site does not have existing durable boundaries with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites AB15 and AB22 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme. Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by existing development. Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Audley, although it is surrounded by existing development in the Green Belt which limits the perception of encroachment. Purpose 4 - Audley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites recommended for further consideration in Audley (site AB15, AB22 and AB31). Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Audley however this is predominantly due to site AB22. Excluding site AB22, the combined release of site AB15 and AB31 would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site’s existing boundaries to the east, west and south consist of the limits of the surrounding development in the Green Belt. If the site is taken forward on its own or alongside site AB15 it is recommended that release should avoid islanded pockets of Green Belt remaining and the accompanying policy should state that the western and southern boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic town of Audley. Development would entail a small incursion into undeveloped countryside relative to the size of Audley, although it is surrounded by existing development in the Green Belt which limits the perception of encroachment. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: AB34

Site Reference	AB34				
Site Address	Land off Nantwich Road / Park Lane (2) Audley				
Ward	Audley				
Existing Use	Agriculture				
Site Area (Ha)	11.13				
Site Capacity	267 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – The site is designated as Kent Hill Quarry Biodiversity Alert Site. Miry Quarry Regionally Important Geological Site is adjacent to the western boundary of the site however development could avoid it.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – site is approximately 150m away from the inset settlement of Audley. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Bartomley Road Pond				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area / employment area (depending on proposed use) – ribbon development in the Green Belt to the southeast of site, with Audley Cricket Club to the east of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1km to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 703m to Audley Health Centre, Church Street				
Access to a bus stop?	Bus stop is between 400m-800m of site – 507m to Vernon Avenue bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Nantwich Road or Park Lane.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

**Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement
- Site is not considered to be suitable as it does not promote sustainable growth.**

Additional comments:

- The site is detached from the inset settlement of Audley being approximately 150m away. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt.
- Access can be created from Nantwich Road or Park Lane.
- The site is within 800m of a bus stop, a GP surgery and an area of open space.
- The site is over 800m away from a primary school and a secondary school.
- Miry Quarry Regionally Important Geological Site is adjacent to the western boundary of the site however development could avoid it.
- The site consists of grade 3 agricultural land.
- 0.1ha of the site to the south is identified as Accessible Natural Greenspace in the Open Space Strategy 2017, and required to meet local standards
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Audley being approximately 150m away. Whilst it does adjoin site AB33 which is connected to Audley, site AB33 is not being considered as it makes a strong contribution to the Green Belt. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable boundaries with the countryside to the east and west and therefore a new durable Green Belt boundary would need to be created, if the site were to be developed.

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

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: BL18

Site Reference	BL18				
Site Address	Clough Hall Playing Fields, Talke				
Ward	Talke and Butt Lane				
Existing Use	Open space (not required to meet local standards)				
Site Area (Ha)	13.25				
Site Capacity	424 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Bathpool Park Site of Biological Importance is located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site however sensitive design/layout could reduce any impacts on this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are four TPOs located to the north eastern corner of the site along the current pedestrian access however development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

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

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the settlement of Kidsgrove with residential properties to the north, north east and south west. • The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way and it is assumed that access could be created via these roads, or access could be created onto Newcastle Road. • The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. • The site is over 800m away from a railway station. • Bathpool Park Site of Biological Importance is located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site • There are four TPOs located to the north eastern corner of the site along the current pedestrian access however development could avoid these. • The site consists of grade 4 agricultural land. • The site slopes up steeply to the south. • Consultation with the coal authority is likely due to historic mining activities. • Site is open space not required to meet local standards (Springfield Drive Playing Fields). The Playing Pitch Strategy 2015 indicates that rugby provision either needs to be provided as part of the sites development or off-site. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Kidsgrove with residential properties to the north, north east and south west. The site boundary encompasses the existing footpaths which join Beech Drive and Hunters Way and it is assumed that access could be created via these roads, or access could be created onto Newcastle Road. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The only suitability issues relate to Bathpool Park Site of Biological Importance being located along the south western edge of the site and immediately adjacent to the south eastern boundary of the site and four TPOs being located to the north eastern corner of the site along the current pedestrian access however development could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is viable and there are no known abnormal development costs. Although the Playing Pitch Strategy 2015 indicates that rugby provision either needs to be provided as part of the sites development or off-site. The site’s existing boundary with the countryside to the south is fairly durable although the southernmost section may require strengthening to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between Kidsgrove and the Stoke-on-Trent urban area. Given that the site is relatively enclosed by the settlement, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke, although it is enclosed by the settlement to the north, east and west which limits the perception of encroachment.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove and Talke however it is not in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration in Talke (BL18, TK17, TK24 and TK27). None of these sites are adjacent to or in close proximity to site BL18. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined which represents a recognisable and permanent boundary. The southernmost section is slightly less dense. If the site is taken forward it is recommended that the accompanying policy states that this section would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic towns of Kidsgrove and Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke, although it is enclosed by the settlement to the north, east and west which limits the perception of encroachment. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt.

	A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland and pond to the south and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: BW2

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

				developed in the preceding years?	
What is the site's Agricultural Land Classification?	No loss of agricultural land – approximately 1% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, 28% of the site is potentially contaminated land (high contamination) predominantly located around the northern edge and also the southern edge, and there are also areas of medium contamination throughout the site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site promoter is unknown and part of site is in active use as a waste and recycling centre.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although approximately 28% of the site is potentially contaminated land (high contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. 23% of the site also includes medium contamination from High Carr Colliery and Mitchell's Wood Colliery.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the Newcastle-under-Lyme urban area although it is adjacent to undeveloped land.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 28m to Bradwell Wood				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is not adjacent to any existing development and is surrounded by open fields.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 651m to St Chad's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.2km to Chesterton Community Sports College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1km to Talke Clinic, High Street				

Access to a bus stop?	Bus stop is between 400m-800m of site – 491m to the Community Centre bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 2.5km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is currently road access from Talke Road into the recycling business located within the site.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to undeveloped land in the Newcastle-under-Lyme urban area with no existing residential development surrounding it. There is an existing access into the site from Talke Road. The site is within 800m of a bus stop, a primary school and an area of open space. The site is over 800m away from a secondary school and a GP surgery. There would be no loss of agricultural land although approximately 1% of the site consists of grade 4 agricultural land. Approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. Approximately 23% of the site also includes medium contamination from High Carr Colliery and Mitchell's Wood Colliery. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site slopes down steeply towards the north east. The site has dense woodland to the north and east. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area although it is not adjacent to any existing development with only a petrol station and Little Waitrose adjacent to the site at the A34 roundabout. There is an existing access into the site from Talke Road. There would be no loss of agricultural land although approximately 1% of the site consists of grade 4 agricultural land. The site is within 800m of a bus stop, a primary school and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 28% of the site is potentially contaminated land (high contamination) due to Grahams Tip Historic Landfill Site being located in the north of the site and Cherry Hill Historic Landfill Site being located to the south of the site as well as contamination where the waste and recycling centre is located. Approximately 23% of the site also includes medium contamination from High Carr Colliery and Mitchell's Wood Colliery. The site is over 800m away from a secondary school and a GP surgery. The site may be available although the site promoter is unknown, and part of the site is in active use as a waste and recycling centre. The site is considered to be achievable as it is broadly viable although there is high contamination and medium contamination on site. The site's existing southern boundary with the countryside is less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: CL14

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

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 228m to Wroxham Way greenspace		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential area located to the north east and south west of site.		
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.3km to Our Lady & St Werburgh’s Catholic Primary		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.2km to Clayton Hall Business and Language College.		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 635m to Westbury Centre surgery, Westbury Road.		
Access to a bus stop?	Site is within 400m of a bus stop – 213m to The Spinney bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Stoke-on-Trent Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – could be created from Clayton Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments:		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the north and south and a hotel to the west. Access could be created from Clayton Road. The	

<ul style="list-style-type: none"> • The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the north and south and a hotel to the west. • Access could be created from Clayton Road. • The site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. • The site is over 800m away from a primary school and a secondary school. • The site consists of grade 3 agricultural land. • Approximately 20% of the site consists of Ferndown Local Nature Reserve located along the eastern edge and this has been excluded in calculating the potential capacity. • There is a TPO located along the western boundary of the site however development could avoid this. • The site slopes upwards from south to north. • The site has dense woodland to the south and east. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>site is within 400m of a bus stop and within 800m of a GP surgery and an area of open space. The site is over 800m away from a primary school and a secondary school. Approximately 20% of the site consists of Ferndown Local Nature Reserve located along the eastern edge (this has been excluded in calculating the potential capacity). There is a TPO located along the western boundary of the site however development could avoid this. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site's western boundary with the countryside consists of A519 Clayton Road which is durable however the new Green Belt boundary to the east and south with Stafford Borough Council is less durable and would need to be strengthened.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the north and west. Whilst entailing very small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is not located in close proximity to any of the defined neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside although it is surrounded by the settlement to the north and west and there is existing development in the Green Belt to the south (within the authority of Stafford Council) which limits the perception of encroachment.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by A519 Clayton Road to the west which represents a recognisable and permanent boundary. The southern and eastern boundaries represent the administrative boundary which borders the Green Belt in Stafford Council and these existing boundaries consist of mature tree line. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would have no impact on preventing neighbouring towns from merging and it would not impact upon the setting or character of the historic towns of Newcastle-under-Lyme. Development would entail a small incursion into undeveloped countryside although it is surrounded by the settlement to the north and west and development could constitute ‘rounding off’ of the settlement pattern therefore development would not represent unrestricted sprawl. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A519 Clayton Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: CT1

Site Reference	CT1				
Site Address	Land at Red Street and High Carr Farm, Chesterton				
Ward	Crackley and Red Street				
Existing Use	Agriculture				
Site Area (Ha)	35.07				
Site Capacity	1405 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No (although Mitchell's Wood Farm is located to the south of the site)	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 70% of the site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 9% of the site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination) and extraction industries. The site is also adjacent to a historic landfill site at its north eastern corner.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 9% of the site is potentially contaminated land (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to High Carr Open Space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use).				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 191m to St Chad's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.8km to Chesterton Community Sports College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 678m to Waterhayes Surgery, Crackley Bank				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Crofters Court bus stop				

Access to a railway station?	Site is over 1.2km from a railway station – 2.6km to Longport Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Bell’s Hollow or Talke Road although Bell’s Hollow is a single lane with no footpath or street lighting.		

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west. Access into the site could be created from Talke Road or Bell’s Hollow although Bell’s Hollow is a single lane with no footpath or street lighting. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m away from a secondary school. Approximately 70% of the site consists of grade 4 agricultural land. Approximately 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site slopes down significantly towards the north, east and north east. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the south west. Access into the site could be created from Talke Road or Bell’s Hollow although Bell’s Hollow is a single lane with no footpath or street lighting. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 9% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery and extraction industries (medium contamination). The site is also adjacent to Graham Tip Historic Landfill Site at its north eastern corner. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable although there is medium contamination on site. The site’s boundaries with the countryside are predominantly durable although the southern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed. Consideration would also need to be given to the area of Green Belt to the south (including site CT4) as this area would need to be released from the Green Belt in-combination with the site to avoid islanded pockets of Green Belt remaining.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration alongside site CT4 and the area to the south of CT4 (see proforma for CT4). This site would only be released if site CT4 and the pocket of Green Belt to the south were also being released (subject to it being suitable, available and achievable). Further investigation is required on this area to the south.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (subject to site CT4 and further investigation on the area of Green Belt to the south)</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the north, east and west (A500, A34 and Talke Road).</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	The site has been recommended for further consideration alongside site CT4 (and the area to the south) as release should avoid islanded pockets of Green Belt remaining. Collectively the release of both sites would not exacerbate any of the above impacts.

	<p>The nearby site TK17 is also recommended for further consideration. Site CT1 and TK17 form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove. Cumulatively the release of both sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be formed by the A500 to the north, the A34 to the east and Talke Road to the west which represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site makes a weak contribution to Green Belt purposes. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries, and development would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Whilst development of the site (alongside site CT4) would not result in neighbouring towns merging, development of both site CT1 and site TK17 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If site TK17 is not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A500 to the north, the A34 to the east, and Talke Road to the west.</p>
<p>RECOMMENDATION: This is dependent upon whether site TK17 is being taken forward for further consideration. IF YES, EXCLUDE SITE FROM PROCESS. IF NO, TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to site CT4 and further investigation on the area of Green Belt to the south).</p>	

Green Belt Site Review Proforma – Site Ref: CT4

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

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site is grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	No, potential tenancy issues.	5. Are there known abnormal development costs?	Yes, 43% of site is potentially contaminated land due to a Coal and Ironstone Colliery (medium contamination) and the site is adjacent to High Carr Historic Landfill Site to the east.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is partly in active use as a farm and there are some potential tenancy issues which could be overcome.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 43% of the site is potentially contaminated land (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its eastern boundary.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the east and west although there is a pocket of Green Belt separation to the south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to High Carr Open Space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – site is adjacent to residential development to the west and High Carr Business Park to the east, this consists of warehousing.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 353m to St Chad's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Chesterton Community Sports College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 512m to Waterhayes Surgery, Crackley Bank				
Access to a bus stop?	Site is within 400m of a bus stop – 208m to Crackley Bank bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Longport Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – access can be created from Talke Road.				

<p>would prevent the development of the site?</p>			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the west and High Carr Business Park located to the east. Access into the site could be created from Talke Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m away from a secondary school. Approximately 40% of the site consists of grade 4 agricultural land. 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its eastern boundary. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site has a hill in the centre with a steep drop down to the south and east. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with residential development located to the west and High Carr Business Park located to the east. Access into the site could be created from Talke Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are some suitability issues as approximately 43% of site is potentially contaminated land consisting of a Coal and Ironstone Colliery (medium contamination). The site is also adjacent to High Carr Historic Landfill Site along its eastern boundary. The site may be available although it is partly in active use as a farm and there are some potential tenancy issues which could be overcome. The site is considered to be achievable as it is broadly viable although 43% of the site is potentially contaminated land (medium contamination). The site does not have any existing durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed. Consideration would also need to be given to the pocket of Green Belt to the south of the site as this would need to be released from the Green Belt in-combination with the site.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration alongside the site to the south. This site would only be released in-combination with the pocket of Green Belt to the south (subject to it being suitable, available and achievable). Further investigation is required on this area to the south.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (subject to further investigation on the area of Green Belt to the south)</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site (alongside the area to the south) could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the east, west and south. Whilst entailing small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However given that site is relatively enclosed by the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the east, west and south (assuming the area to the south is included) which limits the perception of encroachment.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>It is recommended that the pocket of Green Belt to the south of the site is released in-combination with the site in order to avoid islanded pockets of Green Belt remaining (subject to it being suitable, available and achievable). The combined release of these sites would not exacerbate any of the above impacts.</p> <p>Site CT1 is recommended for consideration alongside site CT4. Collectively the release of both sites would not exacerbate any of the above impacts.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s existing northern boundary consists of a field boundary and a private road. Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward if the area to the south is also included. It is recommended that the accompanying policy should state that the northern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>

Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern. Development would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the east, west and south (assuming the area to the south is included) which limits the perception of encroachment. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundary would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to further investigation on the area of Green Belt to the south)	

Green Belt Site Review Proforma – Site Ref: HD26

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

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – 20% of the site consists of grade 3 agricultural land and 80% consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 2% of the site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner although part of the site includes farm buildings.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although there is a very small area of potential contamination (medium contamination).	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is connected to the inset settlement of Halmerend along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Cloggers Pool				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (Pub) (depending on proposed use) – pub and residential area to the north of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 991m to The Richard Heathcote Community Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 149m to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre- 1.6km to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Sir Thomas Boughey School bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 5.9km Longport Rail Station				
Are there any known or potential highways/access issues which	Access could be created although may require third party land – there is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the				

<p>would prevent the development of the site?</p>	<p>proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is connected to the inset settlement of Halmerend along its northern boundary. There is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required. The site is within 400m of a bus stop and within 800m of a secondary school and an area of open space. The site is over 800m away from a primary school and a GP surgery. Bateswood Local Nature Reserve is located immediately adjacent to the south eastern boundary of the site and Hayes Wood and Dismantled Railway Site of Biological Importance is located immediately adjacent to the south western boundary of the site however development could avoid impacting these designations. Approximately 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site. Approximately 20% of the site consists of grade 3 agricultural land and 80% consists of grade 4 agricultural land. Consultation with the coal authority is likely due to historic mining activities. The site has a significant slope down to the west. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is connected to the inset settlement of Halmerend along its northern boundary. The site is within 400m of a bus stop and within 800m of a secondary school and an area of open space. The site has some suitability issues as there is an existing driveway from High Street into the site however it is unclear if this would be sufficient to accommodate the proposed capacity. The site does not front High Street/Shraleybrook Road therefore third party land may be required. Further information from the Council's highways officer is required. In addition, approximately 2% of site is potentially contaminated land (medium contamination) due to a former brickworks to the east of the site and Bateswood Local Nature Reserve is located immediately adjacent to the south eastern boundary of the site and Hayes Wood and Dismantled Railway Site of Biological Importance is located immediately adjacent to the south western boundary of the site however development could avoid impacting these designations. The site is considered to be available as it was promoted by the owner although part of the site includes farm buildings. The site is considered to be achievable as it is broadly viable and there is a very small area of medium contamination. The site's boundaries with the countryside are predominantly durable although the eastern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council's highways officer.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between Halmerend and Madeley Heath however given the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Halmerend.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are no adjacent sites recommended for further consideration.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be formed by the dense woodland of Bateswood Nature Reserve to the south which represents a recognisable and permanent boundary. The site's existing eastern boundary consists of tree lining. If the site is taken forward it is recommended that the accompanying policy should state that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail a small incursion into undeveloped countryside relative to the size of Halmerend. Overall the removal of the site from the Green Belt will</p>

	not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland of Bateswood Nature Reserve to the south and through strengthening the eastern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: HM26

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

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, 70% of the site is potentially contaminated land due to the Hougher Wall Historic Landfill Site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is in active use as a builder's merchants and serviced accommodation however it was promoted by the owner.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account the high levels of contamination.	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 70% of site is potentially contaminated land due to the Hougher Wall Historic Landfill Site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 90m from the inset settlement of Audley and whilst it is in close proximity to Audley, it is not linked by an adjacent site.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Boyles Hall Estate				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – there is existing residential development in the Green Belt surrounding the site				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 788m to Ravensmead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1km to Sir Thomas Boughey High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 383m to Audley Health Centre, Church Street				
Access to a bus stop?	Site is within 400m of a bus stop – 28m to Rye Hill Farm				
Access to a railway station?	Site is over 1.2km from a railway station – 4.7km to Alsager Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – from Hougher Wall Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

**Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement
- Site is not considered to be suitable as it does not promote sustainable growth.**

Additional comments:

- The site is detached from the inset settlement of Audley being approximately 90m away and whilst it is in close proximity to Audley and is surrounded by existing residential development in the Green Belt, it is not linked by an adjacent site.
- Existing access from Hougher Wall Road.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 800m away from a secondary school.
- The site consists of grade 3 agricultural land.
- The site slopes upward from the road to the east.
- There is dense woodland to the north and east of the site.
- There are no environmental designations or heritage assets within or immediately adjacent to the site.
- Site is a mix of previously developed land and greenfield.
- Approximately 70% of site is potentially contaminated land due to the Hougher Wall Historic Landfill Site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Audley being approximately 90m away and whilst it is in close proximity to Audley and is surrounded by existing residential development in the Green Belt, it is not linked by an adjacent site. The site is available although it is in active use as a builder's merchants and serviced accommodation, it was promoted by the owner. The site is considered to be achievable as it is broadly viable taking into account the high levels of contamination. The site has predominantly less durable boundaries with the countryside therefore a new durable Green Belt boundary would need to be created, if the site were to be developed.

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

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

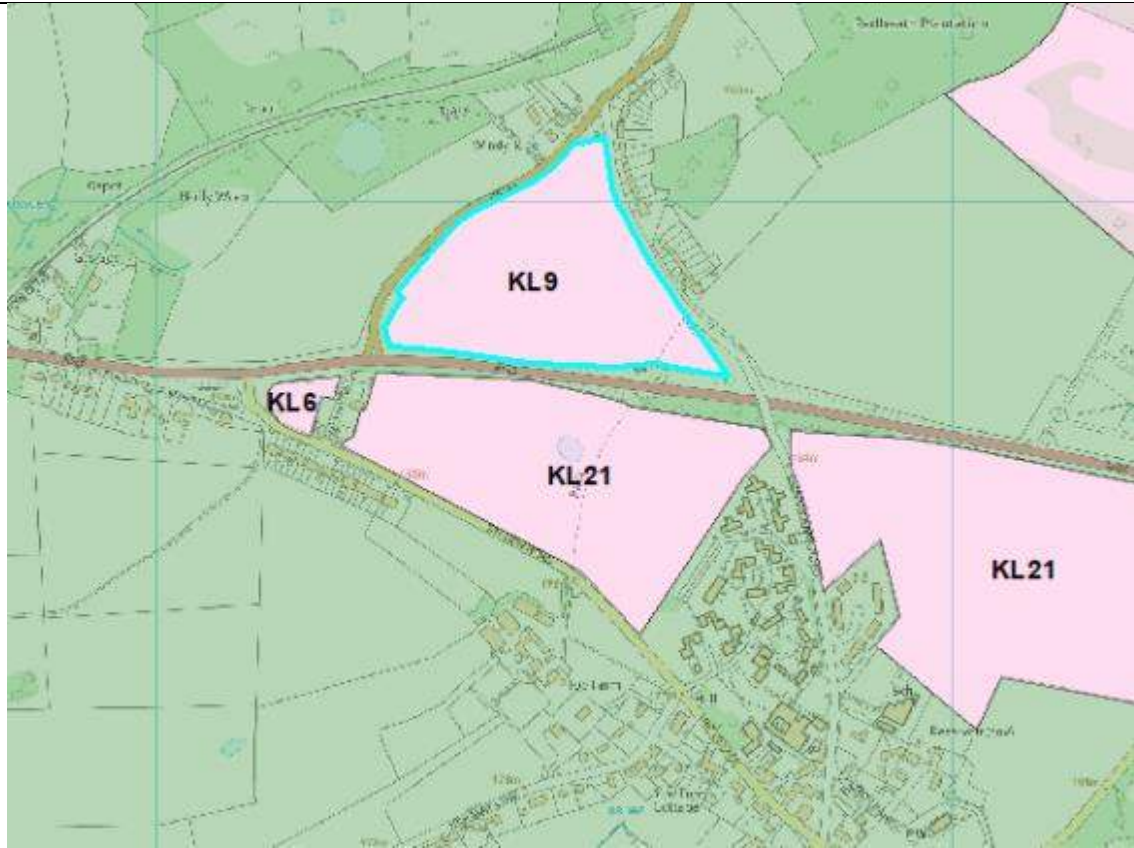
Green Belt Site Review Proforma – Site Ref: KL6

Site Reference	KL6				
Site Address	Land between A525, Station Road and Old Chapel Close, Keele				
Ward	Keele				
Existing Use	Open space				
Site Area (Ha)	0.41				
Site Capacity	8 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 870m away and it is approximately 1.1km away from the Keele University inset settlement. It is approximately 480m away from the washed over village of Keele.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to A525 roadside verge				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – the site is surrounded by ribbon development in the Green Belt.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 806m to St Johns CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.9km to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.2km to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 31m to Old Chapel Close bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 6.5km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – access can be created from Old Chapel Close, A525 or Station Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is completely detached from the Newcastle-under-Lyme urban area being approximately 870m away and it is approximately 1.1km away from the Keele University inset settlement. It is approximately 480m away from the washed over village of Keele. • Access can be created from Old Chapel Close, A525 or Station Road. • The site is within 400m of a bus stop and within 800m of an area of open space. • The site is over 800m away from a primary school, a secondary school and a GP surgery. • The site consists of grade 3 agricultural land. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Newcastle-under-Lyme urban area being approximately 870m away. It is approximately 480m away from the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: KL9

Site Reference	KL9				
Site Address	Land between Quarry Bank Road and Pepper Street, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	6.87				
Site Capacity	110 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 6 TPOs located along the eastern boundary of the site on Quarry Bank Road however development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 440m away and it is approximately 760m away from the Keele University inset settlement. It is approximately 100m away from the washed over village of Keele.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to A525 Roadside Verge				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – there is existing residential development in the Green Belt to the north east.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 469m to St John's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.9km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.8km to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 87m to Quarry Bank bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 6km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – access can be created from Quarry Bank Road, Pepper Street or the A525.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is completely detached from the Newcastle-under-Lyme urban area being approximately 440m away and it is approximately 760m away from the Keele University inset settlement. It is approximately 100m away from the washed over village of Keele • Access can be created from Quarry Bank Road, Pepper Street or the A525. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m away from a secondary school and a GP surgery. • The site consists of grade 3 agricultural land. • There are 6 TPOs located along the eastern boundary of the site on Quarry Bank however development could avoid these. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site slopes upwards from south west to north east. • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Newcastle-under-Lyme urban area being approximately 440m away. The site is approximately 100m away from the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: KL14

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

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

Access to a railway station?	Site is over 1.2km from a railway station 5.1km to Stoke-on-Trent rail station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside. • The majority of the site falls within Keele Hall Registered Park and Garden, the site capacity has therefore been calculated to exclude this part of the site. • Keele Hall Conservation Area is located adjacent to the western boundary of the site. • Access into the site could be created although may require third party land. • The site is within 800m of a bus stop and an area of open space. • The site is over 800m away from a primary school, a secondary school and a GP surgery. • . • The site consists of grade 3 agricultural land. • Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site. • The site has electricity pylons running through the centre of it. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site is adjacent to the Keele University inset settlement however it is surrounded by open countryside. The site has a number of suitability issues as the majority of the site falls within Keele Hall Registered Park and Garden and the site capacity has therefore been calculated to exclude this part of the site. Keele Hall Conservation Area is also located adjacent to the western boundary of the site. The site is over 800m away from a primary school, a secondary school and a GP surgery. Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site. The site is considered to be available as it is not in active use and it was promoted by the owner however there are two planning applications currently pending on the site for a photovoltaic farm and wind turbines. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however a new durable boundary would need to be created based on the developable area, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: KL15

Site Reference	KL15				
Site Address	Land South of A525 between Keele University and Newcastle				
Ward	Keele				
Existing Use	Vacant				
Site Area (Ha)	17.41				
Site Capacity	278 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site. Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker's Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site. Development could avoid any impacts on these designations.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – majority of site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – the site is physically detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle Golf course				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established employment area (depending on proposed use) or Site is within or adjacent to a mixed-use area which would be compatible with residential / employment use – site is surrounded by woodland with Keele University being located in close proximity to the west.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 703m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 562m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 358m to Gallowstree Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could be created although may require third party land – University Drive does not extend into the site and third party land may be required to connect the site to University Drive.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is detached from the Newcastle-under-Lyme urban area however it is in very close proximity (approximately 20m) to the Keele University inset settlement. It is linked to the urban area by an adjacent site. Third party land may be required to connect the site to University Drive. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The site is over 800m away from a GP surgery. The site consists of grade 3 agricultural land. The Butts and Hands Wood ancient woodland is located immediately adjacent to the eastern boundary of the site and Rosemary Wood Site of Biological Importance is located immediately adjacent to the north eastern boundary of the site. Barker’s Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoin the eastern, southern and western boundary of the site. The site has electricity pylons running through the centre of it. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. Although the site is detached from any settlement, it is located in very close proximity (approximately 20m) to the Keele University inset settlement and 240m to the Newcastle-under-Lyme urban area. Third party land may be required to connect the site to University Drive. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to Butts and Hands Wood ancient woodland being located immediately adjacent to the eastern boundary of the site, Rosemary Wood Site of Biological Importance being located immediately adjacent to the north eastern boundary of the site, and Barker’s Wood, Hands Wood and Rough Pie (Biodiversity Alert Sites) adjoining the eastern, southern and western boundary of the site. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site’s existing boundaries with the countryside are predominately durable however the south western boundary would need to be strengthened in order to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB18 and TB19 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)	
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are six sites recommended for further consideration which are all in close proximity to each other: SP11, SP14, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site TB18. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by a number of woodlands consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and Butt’s Walk to the east, Hands Wood to the south east, and Barker’s Wood to the west which all represent recognisable and permanent boundaries. The site’s existing south western boundary consists of a drainage ditch and field boundary. If the site is taken forward it is recommended that the accompanying policy states that the south western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development would entail an incursion into undeveloped countryside. Overall the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Rosemary Hill Wood to the north, north west and north east, Flagstaff Plantation and</p>

	Butt's Walk to the east, Hands Wood to the south east, Barker's Wood to the west, and through strengthening the south western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TB18)

Green Belt Site Review Proforma – Site Ref: KL21

Site Reference	KL21				
Site Address	Land South of A525 and either side of Quarry Bank Rd, Keele				
Ward	Keele				
Existing Use	Agriculture				
Site Area (Ha)	22.12				
Site Capacity	354 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns. There is 1 TPO located within the site and development could avoid this.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land - site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site. Further information is required in order to establish the potential for harm to the setting of the conservation area as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Keele Road Sports Ground				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – the site is adjacent to residential development forming part of the washed over village of Keele to the south.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 45m to St John's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.2km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.4km to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 3m to Old Chapel Close bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 5.7km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Quarry Bank Road, A525, Keele Road or Station Road.				

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

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

Additional comments:

- The site is detached from the Newcastle-under-Lyme urban area being approximately 610m away and it is approximately 200m away from the Keele University inset settlement. It is adjacent to the washed over village of Keele.
- Access can be created from Quarry Bank Road, A525, Keele Road or Station Road.
- The site is within 400m of a bus stop and within 800m of a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- Keele Conservation Area is located adjacent to the western section of the site and in close proximity (approximately 45m) to the eastern section of the site.
- The site consists of grade 3 agricultural land.
- There are numerous TPOs located along the site boundary of Quarry Bank Road and also along the boundary with existing development in The Hawthorns.
- The western half slopes upwards from north west to south east and the eastern half slopes down from the north west into the centre and then up to the south east.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the Keele University inset settlement which is approximately 200m away and from the Newcastle-under-Lyme urban area which is approximately 610m away. The site is adjacent to the washed over village of Keele. The site is available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the open countryside.

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

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: KS1

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

				due to the adjacent historic landfill site (approx. 3%) and the northern edge of the site falls within Flood Zone 2 and 3.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>There are potential abnormal development costs due to a small area of potentially contaminated land and the northern edge of the site being within Flood Zone 2 and 3 however the site is broadly viable.</p>	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 3% of site is potentially contaminated land consisting of Whitebarn Farm historic landfill site located along the western edge of the site.			
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.			
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 - the northern edge of the site falls within Flood Zones 2 and 3.			
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.			
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.			
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Ore Close Open Space.			
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the east and in close proximity to a business park to the north.			
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 545m to Knutton St Mary’s CE (VC) Primary School.			
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to Chesterton Community Sports College			
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 532m to Emotions Clinic, 1 Lawson Terrace, High Street, Knutton.			
Access to a bus stop?	Site is within 400m of a bus stop – 97m to Cleveland Road bus stop.			
Access to a railway station?	Site is over 1.2km from a railway station – 3.1km to Longport Rail Station.			
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Cheviot Close and Cotswold Avenue.			

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber or red - Site may suitable although mitigation may be required.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Newcastle-under-Lyme urban area and is adjacent to existing residential development to the east. • The Lymedale Business Park (south of) Site of Biological Importance is located within the site occupying approximately 68% of the site. • Access could be created from Cheviot Close and Cotswold Avenue • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m away from a secondary school. • 3% of the site is potentially contaminated land consisting of Whitebarn Farm historic landfill site located along the western edge of the site. • The northern edge of the site falls within Flood Zones 2 and 3. • The site has an undulating topography. • Consultation with the coal authority is likely due to historic mining activities. • An overhead power line crosses the site but only along the eastern edge. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site may be suitable although mitigation may be required. The site is adjacent to the Newcastle-under-Lyme urban area being adjacent to existing residential development to the east. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. Access could be created from Cheviot Close and Cotswold Avenue. The site does have some suitability issues as approximately 68% of the site consists of Lymedale Business Park Site of Biological Importance. The northern edge of the site falls within Flood Zone 2 and 3. The site is adjacent to a historic landfill site to the west (Whitebarn Farm historic landfill site) and 3% of the site is potentially contaminated land as a result of this. An overhead power line crosses the site along the eastern edge. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as although there are potential abnormal development costs due to a small area of potentially contaminated land and the northern edge of the site being within Flood Zone 2 and 3, the site is broadly viable. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>
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Green Belt Site Review Proforma – Site Ref: LW5

Site Reference	LW5				
Site Address	Land adjacent to Coneygreave Lane, Baldwin's Gate				
Ward	Maer and Whitmore				
Existing Use	Agriculture / Woodland				
Site Area (Ha)	3.53				
Site Capacity	57 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	No, the site falls within the HS2 Phase 2a safeguarding area and development would conflict with this.	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use however the site falls within the HS2 Phase 2a safeguarding area and development would conflict with this.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable, there is demand and no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 7m to Whitmore Playing Field.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 346m to Baldwins Gate CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is over 4.8km from a secondary school – 5km to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 381m to Baldwins Gate Surgery, 1 The Poplars, Newcastle Road.				
Access to a bus stop?	Site is within 400m of a bus stop – 8m to Common Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 8.6km to Wedgwood Rail Station.				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from the A53 or Coneygreave Lane.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

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

Additional comments:

- The site is adjacent to the settlement of Baldwin's Gate being surrounded by existing residential development to the west and south.
- The majority of the site falls within the HS2 Phase 2a Safeguarding Area (Surface) as it is proposed to be used for grassland habitat creation and ecological mitigation ponds. Although the scheme has not yet received Royal Assent, HS2's guidance recommends that local planning authorities consider any conflicts with Safeguarding Directions when preparing Local Plans.
- Access could be created from the A53 or Coneygreave Lane.
- The site slopes upwards from south to north.
- The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space.
- The site is over 4.8km away from a secondary school.
- The site consists of grade 3 agricultural land.
- There are no environmental designations or heritage assets within or adjacent to the site.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Baldwin's Gate being surrounded by existing residential development to the west and south. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space however the site is over 4.8km away from a secondary school. The site is considered to be available as it is not in active use and it was promoted by the owner. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site does not have an existing durable boundary with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.

Although the site is technically available, the majority of the site falls within the HS2 Phase 2a Safeguarding Area as it is proposed to be used for grassland habitat creation and ecological mitigation ponds. Development would therefore conflict with the HS2 Safeguarding Direction and therefore it is recommended that the site is not taken forward for further consideration.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: MD2

Site Reference	MD2				
Site Address	Land at Elmside Garden Centre, Main Road				
Ward	Madeley and Betley				
Existing Use	Garden Centre				
Site Area (Ha)	1.36				
Site Capacity	35 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – there is an ancient woodland immediately adjacent to the southern boundary of the site and Bryn Wood Site of Biological Importance is located along the eastern boundary and adjoining the southern boundary of the site however development could avoid any impacts on these.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are four TPOs located along the northern boundary of the site (Main Road) and development could avoid these.	3. Is the site in active use?	Yes, as a garden centre	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner however it is in active use as a garden centre.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – approximately 720m away from the inset settlement of Madeley.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Bryn Wood				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – site is surrounded by open countryside.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.2km to The Meadows Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school - 1.3km to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.5km to Moss Lane surgery, Madeley				
Access to a bus stop?	Bus stop is between 400m-800m of site – 514m to Bowsey Wood Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 8.8km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access from Heighley Castle Way				

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

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

Additional comments:

- The site is completely detached from the nearest inset settlement of Madeley being approximately 720m away and it is surrounded by open countryside.
- There is an existing access into the site from Heighley Castle Way.
- The site is within 800m of a bus stop and an area of open space.
- The site is over 800m away from a primary school, a secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- There is an ancient woodland immediately adjacent to the southern boundary of the site and Bryn Wood Site of Biological Importance is located along the eastern boundary and adjoining the southern boundary of the site however development could avoid any impacts on these.
- There are four TPOs located along the northern boundary of the site (Main Road).
- The site has a gentle slope down towards the north.
- Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station.

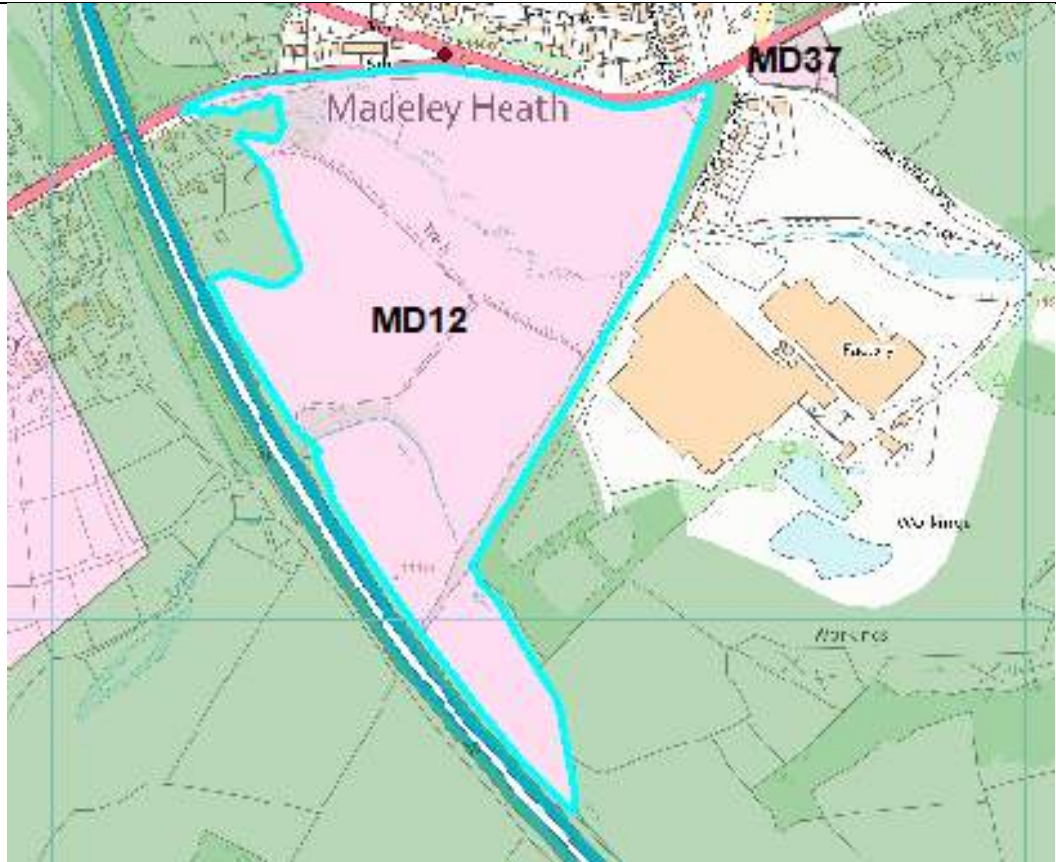
Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is completely detached from the nearest inset settlement of Madeley being approximately 720m away and it is surrounded by open countryside. There is an ancient woodland immediately adjacent to the southern boundary of the site and Bryn Wood Site of Biological Importance is located along the eastern boundary and adjoining the southern boundary of the site and there are four TPOs located along the northern boundary of the site (Main Road). The site is available as it was promoted by the owner however it is in active use as a garden centre. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has existing durable boundaries with the countryside.

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

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: MD12

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

Is the site previously developed land?	Site is previously developed land.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 5% of site is within Flood Zone 2 and 3
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable although 5% of the site is within Flood Zone 2 and 3.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its eastern boundary.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 5% of site within Flood Zone 2 and 3				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Madeley Heath to the north and east.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 84m to Heath Row open space (Talk Talk Park)				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to uses which may not be compatible but where mitigation could minimise any amenity concerns – timber merchant (Chantler Firewood) to the east of site and M6 motorway forms the western boundary, although residential area to the north.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 26m to The Meadows Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 907m to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Moss Lane Surgery, Madeley				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Meadows School bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 7.9km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – access can be from Newcastle Road or Ridge Hill Drive.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. There are no environmental designations or heritage assets within or immediately adjacent to the site. There are 3 TPOs located along the northern boundary of the site (Newcastle Road) and there are 3 TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. The site is previously developed land. 5% of the site is with in Flood Zone 2 and 3 Potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north. The site consists of grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m away from a secondary school and a GP surgery. The site slopes down gently towards the south west. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Madeley Heath to the north and east. Access can be created from Newcastle Road or Ridge Hill Drive. The site is previously developed land. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are some suitability issues with the site as 5% of the site is within Flood Zone 2 and 3, there are potential amenity issues due to the timber merchant (Chantler Firewood) to the east of site and the M6 motorway which forms the western boundary, although there is a residential area to the north. There are 3 TPOs located along the northern boundary of the site (Newcastle Road) and there are 3 TPOs within the site in the northern section however these could be avoided by sensitive design/layout of development. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable however 5% of the site is within Flood Zone 2 and 3. The site has some existing durable boundaries with the countryside however the western boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would significantly reduce the gap between Madeley Heath and Madeley however it would not result in the merging of the neighbouring towns. The M6 retains an element of separation.</p> <p>Purpose 3 – Development of the site would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath. Although the eastern part of the site is relatively enclosed by the settlement which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are two sites recommended for further consideration around Madeley Heath: MD12 and MD37. Collectively the release of these sites would represent a significant encroachment into the countryside relative to the size of Madeley Heath however this is predominately due to the size of site MD12).</p> <p>The sites recommended for further consideration around Madeley (MD24 and MD34) do not have any cumulative impact upon the Green Belt around Madeley Heath.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be formed by the M6 to the west and the A525 to the north which represent recognisable and permanent boundaries. The site’s existing southern boundary is formed by a dismantled railway and a field boundary whilst part of the western boundary is formed by the edge of residential development. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>

Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not impact upon the setting or character of a historic town. Development would not result in neighbouring towns merging however it would significantly reduce the gap between Madeley Heath and Madeley. Development would represent a significant encroachment into the countryside as it would entail a sizeable incursion into undeveloped countryside relative to the size of Madeley Heath, therefore removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.
RECOMMENDATION: EXCLUDE SITE FROM PROCESS	

Green Belt Site Review Proforma – Site Ref: MD24

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

				developed in the preceding years?	
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	17% of the site is located within Flood Zone 2 and 3 predominately along its western boundary and the south western corner.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and could be developed now.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable although part of the site is within Flood Zone 2 and 3.</p>	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its southern boundary with a small area of potentially contaminated land at its north western corner.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Less than 50% of site is within Flood Zone 2 / 3 – 17% of site within Flood Zone 2 and 3 predominantly along its western boundary and at its south western corner.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Madeley Conservation Area is located to the north with part of the site falling within the Conservation Area boundary. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area/ inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 28m to Church of All Saints greenspace				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the northwest and north. The West Coast Mainline forms the western boundary of the site albeit there is existing residential development adjacent to it.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 144m to Sir John Offley CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 565m to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 631m to Moss Lane Surgery, Madeley				
Access to a bus stop?	Site is within 400m of a bus stop – 209m to John Offley Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 9.5km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – Access could be created from Castle Lane and Netherset Hey Lane.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Madeley with existing residential development located to the north and north west. The West Coast Mainline forms the western boundary of the site albeit there is existing residential development adjacent to it. The southern edge of the site falls within the HS2 Phase 2a Safeguarding Area (Surface) as it is land potentially required during construction. Although the scheme has not yet received Royal Assent, HS2’s guidance recommends that local planning authorities consider any conflicts with Safeguarding Directions when preparing Local Plans. The site is flat. Access could be created from Castle Lane and Netherset Hey Lane. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The site consists of grade 3 agricultural land. 17% of site within Flood Zone 2 and 3 predominantly along its western boundary and the south western corner. Madeley Conservation Area is located to the north of the site with part of the site falling within the Conservation Area boundary. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Madeley being surrounded by existing residential development to the north and north west. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The suitability issues relate to 17% of the site (predominantly along the western boundary and the south western corner) being located within Flood Zone 2 and 3, part of the site being in use for open space and possible access constraints due to the lack of potential for widening Vicarage Lane. In addition, Madeley Conservation Area is located to the north of the site with part of the site being within the Conservation Area boundary. Any development would therefore need to avoid the flood risk constraints and be sensitive to the Conservation Area. The site is considered to be available as it was promoted by the owner. The majority of the site is in agricultural use. The site is considered to be achievable as it is broadly viable. The site’s existing boundaries with the countryside are predominately durable however the southern boundary would need to be strengthened in order to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>The southern edge of the site falls within the HS2 Phase 2a Safeguarding Area as it is land potentially required during construction. The majority of the site is unaffected and the developable area should consider the implications from HS2 as development should not conflict with the HS2 Safeguarding Direction.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as there are no other defined neighbouring towns nearby.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town and the northern section of the site falls within Madeley Conservation Area. The important views out of the Conservation Area into the open countryside to the south are considered to be an integral feature of the Conservation Area, as detailed on the Madeley Conservation Area Townscape Appraisal Map. Dependent on the scale and layout of development, development of the site could impact on these important views and could therefore impact on the setting and special character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are two sites recommended for further consideration around Madeley: MD24 and MD34. Collectively the release of both sites would not exacerbate any of the above impacts.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be formed by Nethersey Hey Lane to the east which represents a recognisable and permanent boundary. The site’s existing southern boundary is formed by the limits of the existing depot facility. If the site is taken forward it is recommended that the accompanying policy states that the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>

Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not result in neighbouring towns merging. Development would entail an incursion into undeveloped countryside. Development could impact on the setting and special character of the historic town of Madeley however this will depend on the scale and layout of development therefore further investigation is required into this. Overall, subject to this further information, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Nethersey Hey Lane to the east and through strengthening the southern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>
RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (subject to further investigation on the impact on Madeley Conservation Area)	

Green Belt Site Review Proforma – Site Ref: MD34

Site Reference	MD34				
Site Address	Land East of Bowsey Wood Road, Madeley				
Ward	Madeley and Betley				
Existing Use	Agriculture				
Site Area (Ha)	9.28				
Site Capacity	223 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are approximately 15 TPOs along the western boundary of the site (Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is detached from the existing urban area / inset settlement however it is in close proximity and is linked by an adjacent site – the site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 5m to Beck Wood				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – site is surrounded by residential development in the Green Belt to the east and south.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 952m to The Meadows Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 660m to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 789m to Moss Lane Surgery, Madeley				
Access to a bus stop?	Site is within 400m of a bus stop – 211m to Holm Oak Drive				
Access to a railway station?	Site is over 1.2km from a railway station – 9km to Longport Rail station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from Bowsey Wood Road however this has no footpaths or street lighting.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it. • The site is surrounded by residential development in the Green Belt to the east and south. • Access can be created from Bowsey Wood Road. • Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this. • There are approximately 15 TPOs along the western boundary of the site (Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these. • The site consists of grade 3 agricultural land. • The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. • The site is over 800m away from a primary school. • The site is flat. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is technically detached from the inset settlement of Madeley however it is in very close proximity (approximately 30m) with existing residential development in the Green Belt separating it. Access can be created from Bowsey Wood Road however this has no footpaths or street lighting and therefore further information from the Council’s highways officer is required. The site is within 400m of a bus stop and within 800m of a secondary school, a GP surgery and an area of open space. The site does have some suitability issues as Beck Wood Ancient Woodland and Biodiversity Alert Site is located immediately adjacent to the north western boundary of the site however development could avoid this, there are approximately 15 TPOs along the western boundary of the site (Bowsey Wood Road), there are also 5 TPOs located within the site however these are sparsely located and sensitive design/layout of development could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however part of the northern boundary would need to be strengthened to create a new durable Green Belt boundary if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on comments from the Council’s highways officer.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between Madeley and Betley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Madeley is a historic town however the site is not located in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley: MD24 and MD34. Collectively the release of both sites would not exacerbate any of the above impacts.</p> <p>The sites recommended for further consideration around Madeley Heath (MD12 and MD37) do not have any cumulative impact upon the Green Belt around Madeley.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be formed by Bowsey Wood Road to the west which represents a recognisable and permanent boundary. The site’s existing northern boundary partly consists of ancient woodland but also partly consists of a tree lined field boundary. The site’s existing eastern boundary consists of residential development in the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Madeley. Development would entail an incursion into undeveloped countryside. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Bowsey Wood Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: MD37

Site Reference	MD37				
Site Address	The Gables, Honeywall Lane, Madeley Heath				
Ward	Madeley and Betley				
Existing Use	Residential property and garage				
Site Area (Ha)	0.4				
Site Capacity	7 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, part of site includes a residential property and garage	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner although it is partly in active use with a residential property and garage however part of it could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Madeley Heath to the west				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 119m to Madeley Heath playing fields				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 386m to The Meadows Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5m to Madeley High School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.9km to Moss Lane Surgery, Madeley				
Access to a bus stop?	Site is within 400m of a bus stop – 3m to Honeywall Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 7.8km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site – from Honeywall Lane although this does not include a pavement or street lights. Access could also be created from Keele Road A525.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Madeley Heath along its western boundary and it is surrounded by residential properties. • Honeywell Lane provides an existing access into the site although this does not include a pavement or street lights. Access could also be created from Keele Road. • Site is a mix of previously developed land and greenfield. • The site consists of grade 3 agricultural land. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m away from a secondary school and a GP surgery. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Madeley Heath along its western boundary and it is surrounded by residential properties. Honeywell Lane provides an existing access into the site although this does not include a pavement or street lights. Access could also be created from Keele Road. Site is a mix of previously developed land and greenfield. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner however includes an existing residential property and garage however part of the site could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing durable boundaries with the countryside however the eastern boundary would need to be strengthened to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – There is an existing residential property located on the site however the remainder of the site is undeveloped. Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Madeley Heath. There is existing development in the Green Belt to the north and east of the site which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are two sites recommended for further consideration around Madeley Heath: MD37 and MD12. Collectively the release of both sites would represent a significant encroachment into the countryside relative to the size of Madeley Heath however this is predominately due to the size of site MD12). It has been recommended that site MD12 is excluded from the process.</p> <p>The sites recommended for further consideration around Madeley (MD24 and MD34) do not have any cumulative impact upon the Green Belt around Madeley Heath.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the A525 Keele Road to the north which represents a recognisable and permanent boundary. The site’s existing eastern boundary is formed by a tree lined field boundary. If the site is taken forward it is recommended that the accompanying policy states that the eastern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Madeley Heath. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road and through strengthening the existing eastern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC4

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

			required to meet local standards.		
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is not in active use. A small proportion of the site is identified as Provision for Children and Young People in the Open Space Strategy 2017 and required to meet local standards.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is considered to be broadly viable and there are no known abnormal development costs.</p>	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – Trubshaw Farm Green Corridor is located to the east				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 585m to University Primary Academy Kisgrove				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 677m to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 532m to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 10m to Lawton Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.8km to Kidsgrove rail station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – from High Street.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the settlement of Kidsgrove with residential development located to the west and south. Access into the site could be created from High Street. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. . The site consists of grade 4 agricultural land. There are no environmental designations or heritage assets within or adjacent to the site. The site has electricity/utility poles going across it. The site slopes up from the west to the north east. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the settlement of Kidsgrove with residential development located to the west and the south. Access into the site could be created from High Street. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, a GP surgery and an area of open space. The site has no environmental designations or heritage assets within or adjacent to it. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as it was promoted by the owner and is not in active use although a small proportion of the site is identified as Provision for Children and Young People in the Open Space Strategy 2017 and required to meet local standards. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site does not have any existing durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given the topography of the area and the existing pattern of development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. The site is relatively enclosed by the settlement to the west, south east and south west which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is adjacent to the historic town of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s existing northern and eastern boundaries consist of a brook and field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove however the site is relatively enclosed by the settlement to the west, south east and south west which limits the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt will not harm the</p>

	overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC5

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

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, a small area (0.4%) to the west of the site consists of medium contamination
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and the only known abnormal development cost consists of a very small area of medium contamination.	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – a small area (0.4%) to the west of the site consists of medium contamination				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the inset settlement of Kidsgrove is located to the south west.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 8m to Trubshaw Farm				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – established residential area located to the south west and ribbon development in the Green Belt located to the north east.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 364m to Thursfield Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 869m to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 572m to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 156m to Lawton Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.9km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from HARRISEAHEAD Lane although this is narrow with no footpaths or street lighting.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Kidsgrove along its south western boundary which consists of residential development. The site also adjoins some ribbon development in the Green Belt to the north east. • Access can be created from Harriseahead Lane although this is narrow with no footpaths or street lighting. There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site consists of grade 4 agricultural land. • A small area (0.4%) to the west of the site consists of medium contamination. • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m from a secondary school. • The site slopes from the north east to the south west. • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its south western boundary which consists of residential development. The site also adjoins some ribbon development in the Green Belt to the north east. Access can be created from Harriseahead Lane although this is narrow with no footpaths or street lighting and therefore further information from the Council’s highways officer is required. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issue relates to a small area to the west of the site consisting of medium contamination, but this only equates to 0.4% of the site. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and the only known abnormal development cost consists of a very small area of medium contamination. The site has predominantly less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with particular focus on the potential contamination and comments from the Council’s highways officer. The site should be considered alongside the adjacent site NC4.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (alongside site NC4)</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given the topography of the area and the existing pattern of development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	The site should only be taken forward alongside site NC4. There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward alongside site NC4, the new Green Belt boundary to the north would be partly formed by Harriseahead Lane which represents a recognisable and permanent boundary. The site’s existing remaining northern, southern and eastern boundaries consist of field boundaries with hedgerow. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting partly of Harriseahead Lane to the north and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

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

Green Belt Site Review Proforma – Site Ref: NC12

Site Reference	NC12				
Site Address	Land North of Mow House Farm, Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Residential / agriculture				
Site Area (Ha)	0.63				
Site Capacity	22 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes, partly. Site includes existing dwelling.	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is a mix of previously developed land and greenfield.	4. Could the site be developed now?	Yes, partly, although the existing dwelling may need to be demolished to provide access into the site.	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner although includes an existing dwelling which may need to be demolished to provide access into the site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the inset settlement of Mow Cop along its western boundary				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to St Thomas Churchyard				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the west of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 582m to Castle Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.5km to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.5km to Kidsgrove Health Centre, Mount Road.				
Access to a bus stop?	Site is within 400m of a bus stop – 17m to Moorland Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 3.6km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary.				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is connected to the inset settlement of Mow Cop along its western boundary being located to the rear of residential development. Access could be created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary. The site consists of grade 4 agricultural land. Site is a mix of previously developed land and greenfield. Consultation with the coal authority is likely due to historic mining activities. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is connected to the inset settlement of Mow Cop along its western boundary being located to the rear of residential development. Access could be created from Church Lane although demolition of existing dwelling may be required but this has been included within the site boundary. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as although there is an existing dwelling which may need to be demolished, it was promoted by the owner. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable boundaries with the countryside therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between Mow Cop and Biddulph however given the size of the gap and the topography of the area this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – There is an existing residential property located on the site fronting Church Lane however overall the site is predominantly undeveloped. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mow Cop.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the north would be formed by a walled churchyard cemetery which represents a recognisable and permanent boundary. The site’s existing eastern and southern boundaries consist of field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mow Cop. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the walled churchyard cemetery to the north and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC13

Site Reference	NC13				
Site Address	Land West of Bullockhouse Road, Harriseahead				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	3.22				
Site Capacity	103 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the inset settlement of Kidsgrove to the north, east and south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Trubshaw Farm				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area located to the north, east and south of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 134m to Thursfield Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 827m to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 39m to Thursfield Lodge bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – existing access through Freedom Drive or access could be created from Bullocks House Road.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Kidsgrove being enclosed by residential development to the north, east and south. • There is an existing access into the site through Freedom Drive or access could be created from Bullocks House Road. • The site consists of grade 4 agricultural land. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. • Consultation with the coal authority is likely due to historic mining activities. • The site is slightly undulating. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove being enclosed by residential development to the north, east and south. There is an existing access into the site through Freedom Drive or access could be created from Bullocks House Road. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if it were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between Kidsgrove, Mount Pleasant and Mow Cop however given that the site is enclosed by Kidsgrove/ HARRISEAHEAD, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove. The site is relatively enclosed by the settlement to the east and south which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove however it is not in close proximity to the Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing northern, north western and southern western boundaries consist of field boundaries, tree line and a private road. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Kidsgrove. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Kidsgrove however the site is relatively enclosed by the settlement to the east and south which limits the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: NC14

Site Reference	NC14				
Site Address	Land off Mow Cop Road (2), Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	0.44				
Site Capacity	17 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Birchenwood Quarry Regionally Important Geological Site is located nearby but is not immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement - The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) being approximately 140m away.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 226m to Dales Green Road play area				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – the site is surrounded by existing ribbon development within the Green Belt.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 348m to Castle Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.7km to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 29m to Dales Green Corner bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.6km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Access could easily be created – from Mow Cop Road however this is narrow and has no footpath or streetlights.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the site being completely detached from the urban area or an inset settlement - Site is not considered to be suitable as it does not promote sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) being approximately 140m away however it is surrounded by existing ribbon development within the Green Belt. • Access could be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. • The site consists of grade 4 agricultural land. • The site slopes gently from north east to south west. • There are no environmental designations or heritage assets immediately adjacent to the site. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council being approximately 140m away. The site is available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominately less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>
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Green Belt Site Review Proforma – Site Ref: NC15

Site Reference	NC15				
Site Address	Land off Mow Cop Road (1), Mow Cop				
Ward	Newchapel and Mow Cop				
Existing Use	Agriculture				
Site Area (Ha)	0.37				
Site Capacity	14 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) and it is located adjacent to the Newcastle-under-Lyme administrative boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 222m to Dales Green Road play area				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the south west and ribbon development to the north.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 437m to Castle Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.6km to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Site is within 400m of a bus stop – 117m to Dales Green Corner bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.5km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – created from Mow Cop Road however this is narrow and has no footpaths or streetlights.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council) and it is located adjacent to the Newcastle-under-Lyme administrative boundary. • Access could be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. • The site consists of grade 4 agricultural land. • The site slopes east to west. • There are no environmental designations or heritage assets immediately adjacent to the site. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is located adjacent to the Newcastle-under-Lyme administrative boundary and it is adjacent to the inset settlement of Mount Pleasant (within the administrative area of Cheshire East Council). There are no environmental designations or heritage assets immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that access would need to be created from Mow Cop Road however this is narrow and has no footpaths or streetlights. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are predominantly less durable and a new durable Green Belt boundary would need to be created if it were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration and discussion with Cheshire East Council.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (discussion with Cheshire East Council required)</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would significantly reduce the gap between Mount Pleasant and Mow Cop and result in the perceived merging of these neighbouring towns. Alternatively, it could be argued that these neighbouring towns have already merged and development could be considered to exacerbate the merging of these neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mount Pleasant. There is existing development to the north east and to the south which limits the perception of encroachment to an extent.</p> <p>Purpose 4 - The site is not adjacent to a historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the south would be defined by Mow Cop Road/Chapel Street which represents a recognisable and permanent boundary. The site's existing northern and eastern boundary consists of a field boundary and the limits of residential development. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl and it would not impact upon the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Mount Pleasant. Development of the site would significantly reduce the gap between Mount Pleasant and Mow Cop and result in the perceived merging (or exacerbate existing merging) of these neighbouring towns which could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: RC11

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

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 96% of the site consists of potentially contaminated land (high contamination) from Clough Hall Coal and Iron Works and the northern section of the site forms part of Birchenwood Historic Landfill Site.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site may be viable however there are abnormal development costs which would need to be overcome as 96% of the site is potentially contaminated land (high contamination).	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is connected to the inset settlement of Kidsgrove via Birchenwood Way.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 8m to Loopline dismantled railway				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – site is surrounded by open countryside and woodland due to Birchenwood Country Park however there is a residential area in close proximity to the west.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1km to St Joseph's Catholic Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.3km to University Academy Kidsgrove				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 526m to Kidsgrove Health Centre, Mount Road				
Access to a bus stop?	Bus stop is between 400m-800m of site – 482m to health centre bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.6km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – access can be created from Birchenwood Way.				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green however showstopper present due to the entire site being designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance - Site is not considered to be suitable as there are unavoidable impacts.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is connected to the inset settlement of Kidsgrove via Birchenwood Way. • The site is surrounded by open countryside and woodland due to Birchenwood Country Park however there is a residential area in close proximity to the west. • Access can be created from Birchenwood Way. • The site consists of previously developed land. • The site is within 800m of a bus stop, a GP surgery and an area of open space. • The site is over 800m from a primary school and a secondary school. • The entire site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance. • Approximately 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works. • Approximately 40% of the site consists of grade 4 agricultural land. • The site is flat. • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as there are unavoidable impacts as the entire site is designated as Birchenwood Park Local Wildlife Site and Site of Biological Importance. Furthermore, approximately 96% of site is potentially contaminated land due to the northern section of the site forming part of Birchenwood Historic Landfill Site, and nearly the whole site being within an area of high contamination from Clough Hall Coal and Iron Works. The site is available as it was promoted by the owner and it is not in active use. The site may be achievable as it is broadly viable although there are high levels of potential contamination. The site has predominantly durable boundaries with the countryside although the eastern boundary would need to be strengthened to create a new durable Green Belt boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: RC14

Site Reference	RC14				
Site Address	Land off Oldcott Drive, Kidsgrove				
Ward	Kidsgrove and Ravenscliffe (the eastern section of the site falls within the administrative boundary of Stoke-on-Trent)				
Existing Use	Part of the site is a car dealership and garage with the remaining being agriculture				
Site Area (Ha)	2.16				
Site Capacity	69 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	Part of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes (car dealership and garage)	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is a mix of previously developed land and greenfield	4. Could the site be developed now?	No however business wants to relocate to more suitable premises	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	No loss of agricultural land – although 5% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, south eastern corner of the site consists of potentially contaminated land from historic waste disposal (approx. 12% of site).
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Yes, historic mining activities. Consultation with Coal Authority likely.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. Site is in active use as a car dealership and garage however the business wants to relocate to a more suitable premises. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) There are potential abnormal development costs due to an area of potentially contaminated land in the south east corner however the site is broadly viable.	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 12% of the site is potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Birchenwood Open Space.				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area to the southwest.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 632m to Goldenhill Primary Academy (located in Stoke-on-Trent) and 815m to St Thomas C of E Aided Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to University Academy Kisgrove.				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 459m to Goldenhill Medical Centre (located in Stoke-on-Trent) and 845m to Kidsgrove Medical Centre.				
Access to a bus stop?	Site is within 400m of a bus stop – 48m to Woodstock Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.5km to Kidsgrove Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – there is an existing access from Oldcott Drive</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Kidsgrove urban area and straddles the Newcastle-under-Lyme and Stoke-on-Trent administrative boundary. It is adjacent to existing residential development to the south west. There is an existing access from Oldcott Drive. The site is a mix of previously developed land and greenfield. The site is flat. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m from a secondary school. 12% of the site is potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Kidsgrove urban area being adjacent to existing residential development to the south west. The site straddles the Newcastle-under-Lyme and Stoke-on-Trent administrative boundary. There is an existing access road into the site from Oldcott Drive. The site consists of a mix of previously developed land and greenfield. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to 12% of the site being potentially contaminated land consisting of Colclough Lane historic waste disposal located in the south eastern corner of the site. The site is considered to be available as it was promoted by the owner. Although it is in active use as a car dealership and garage, the business wants to relocate to a more suitable premises. The site is considered to be achievable as although there are some potential abnormal development costs due to the area of potentially contaminated land, the site is broadly viable. The site has some existing durable boundaries with the countryside although the northern and eastern boundaries are less durable therefore a new durable Green Belt boundary would need to be created if the site were developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – The site is only connected to the large built-up area of Stoke-on-Trent at its south western corner (Kidsgrove Bank) therefore development would not represent unrestricted sprawl of the Stoke-on-Trent or Newcastle-under-Lyme urban areas.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Stoke-on-Trent urban area and Kidsgrove however given the location and the shape of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Part of the site (approximately 40%) is in use as a car dealership and garage. The remainder of the site is undeveloped. Development of the site would entail a small incursion into partly undeveloped countryside relative to the size of Kidsgrove.</p> <p>Purpose 4 - The site is adjacent to the historic towns of Kidsgrove and Stoke-on-Trent however it is not in close proximity to any of the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are four sites recommended for further consideration around Kidsgrove: NC4, NC5, NC13 and RC14. Collectively, the release of these sites would not exacerbate any of the above impacts.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary to the south and north west would be defined by dense woodland which represents a recognisable and permanent boundary. The site’s existing northern and eastern boundaries consist of footpaths and field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic towns of Kidsgrove and Stoke-on-Trent. Approximately 40% of the site is already developed therefore development of the site would entail a small incursion</p>

	<p>into partly undeveloped countryside relative to the size of Kidsgrove. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of dense woodland to the south and north west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: SP11

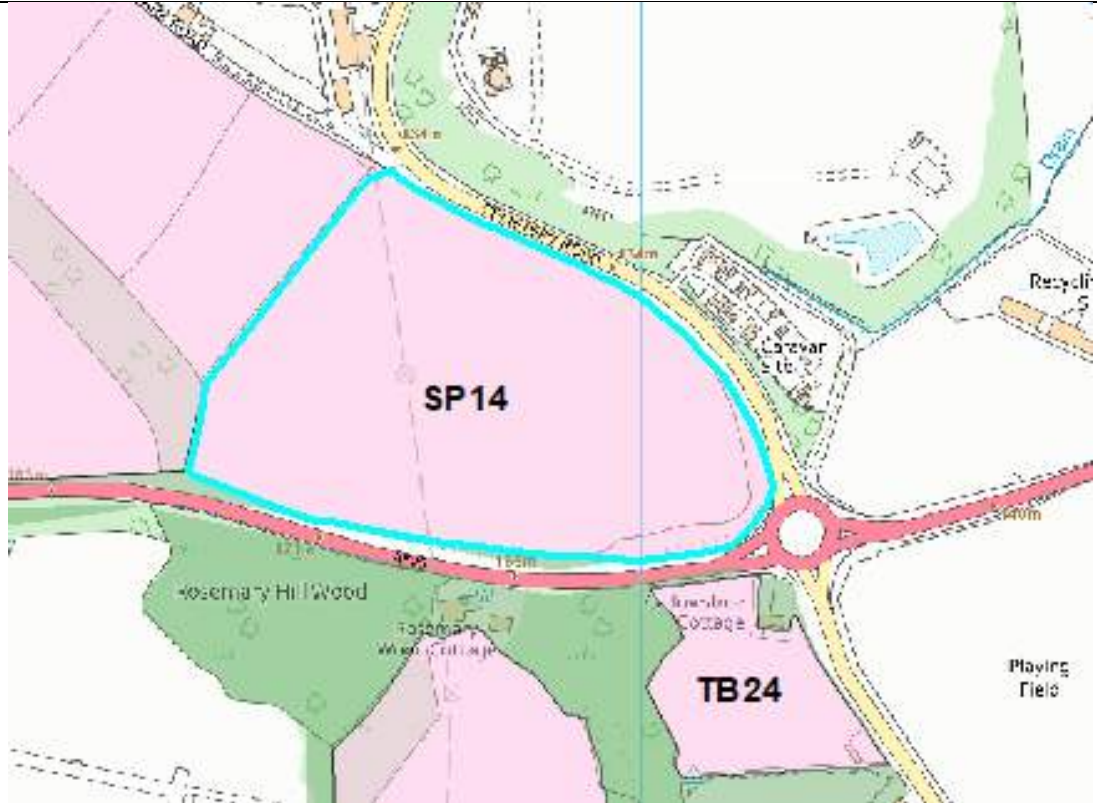
Site Reference	SP11				
Site Address	Former Keele Municipal Golf Course				
Ward	Silverdale				
Existing Use	Former golf course				
Site Area (Ha)	81				
Site Capacity	1200 dwellings (this takes into account that part of the site is identified as open space required to meet local standards in the Open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

			Space Strategy 2017, and required to meet local standards, this has been excluded when calculating potential capacity.		
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is owned by the Council and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the Newcastle-under-Lyme urban area is located to the north whilst Keele University inset settlement is located to the south.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Staveley Place Cricket Ground				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 141m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.1km to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 464m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 51m to Kinder Place bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – existing access into golf course from Keele Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m from a secondary school. The site consists of grade 3 agricultural land. There are no environmental designations or heritage assets within or adjacent to the site. There are TPOs located along the southern boundary of the site (Keele Road) and also along the north eastern boundary (Park Road) however development could avoid these. Consultation with the coal authority is likely due to historic mining activities. The site has an undulating topography which mainly slopes down from south west to north east. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area to the north and Keele University inset settlement is in close proximity to the south. The site is adjacent to residential development to the north. There is an existing access into the site from Keele Road. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no environmental designations or heritage assets within or adjacent to the site. The only suitability issues relate to TPOs being located along the southern boundary of the site (Keele Road) and also along the north eastern boundary (Park Road) however development could avoid these. The site is considered to be available as it is owned by the Council and is not in active use although a small proportion of the site is identified as Amenity Greenspace and Accessible Natural Greenspace required to meet local standards in the Open Space Strategy 2017, and this has been excluded when calculating potential capacity. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site’s existing boundaries with the countryside to the east and west are less durable therefore a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site SP14 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	
<p>Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)</p>			
<p>Key Question to Consider</p>	<p>Assessment</p>		
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent a minor decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The site was formerly a golf course and is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>		
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are six sites recommended for further consideration which are all in close proximity to each other: SP11, SP14, KL15, TB18, TB19 and TB24. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site SP14. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>		

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by the A525 Keele Road to the south and partly by Redheath Plantation to the west which represent recognisable and permanent boundaries. The remainder of the western boundary consists of the limits of the golf course. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south and partly by Redheath Plantation to the west and through strengthening the other existing boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>
<p>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site SP14)</p>	

Green Belt Site Review Proforma – Site Ref: SP14

Site Reference	SP14				
Site Address	Site at Gallowtree Roundabout, Keele				
Ward	Silverdale				
Existing Use	Agriculture				
Site Area (Ha)	10.68				
Site Capacity	427 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Rosemary Wood Site of Biological Importance is located across Keele Road to the south of the site but it is not immediately adjacent. There is a Biodiversity Alert Site within the northern boundary of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are TPOs located along the southern boundary of the site (Keele Road) and a TPO located within the site near to the southern boundary however development could avoid these TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully	No

				developed in the preceding years?	
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – grade 3 only.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is unknown if the site was promoted by the owner however the site is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable. No known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0.2m to Job's Wood				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – the site is predominantly adjacent to open countryside with a mobile home park to the north east. The adjacent roundabout could cause potential amenity concerns.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 563m to Silverdale Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 650m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 935m to Silverdale Village Surgery, Vale Pleasant				
Access to a bus stop?	Site is within 400m of a bus stop – 154m to Gallowstree Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station.				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – Existing access into the site from Park Road or access could be created from Cemetery Road or Keele Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Newcastle-under-Lyme urban area. It is predominately surrounded by open countryside although there is a small mobile home park to the north east. • There is an existing access into the site from Park Road or access could be created from Cemetery Road or Keele Road. • There are TPOs located along the southern boundary of the site (Keele Road) and a TPO located within the site near to the southern boundary however development could avoid these TPOs. • The site consists of grade 3 agricultural land. • The site slopes down from south to north. • The adjacent roundabout could cause potential amenity concerns. • The site has electricity pylons going across the centre of it. • Consultation with the coal authority is likely due to historic mining activities. • The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. • The site is over 800m from a GP surgery. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area. It is predominately surrounded by open countryside although there is a small mobile home park to the north east. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to there being TPOs located along the boundary and also one within the site, however sensitive layout of development could avoid these. There is also an electricity pylon going across the site which may constrain development. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has an existing durable boundary with the countryside to the south but not to the west therefore a new durable Green Belt boundary would need to be created if the site were developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site SP11.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be reasonably contained and well defined along the strong permanent southern boundary of the A525 Keele Road.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by the A525 Keele Road to the south which represents a recognisable and permanent boundary. The existing western boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well</p>

	defined along the strong permanent southern boundary of the A525 Keele Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A525 Keele Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: TB18

Site Reference	TB18				
Site Address	Land at Whitmore Road, Newcastle Golf Club				
Ward	Thistleberry				
Existing Use	Golf course				
Site Area (Ha)	40.52				
Site Capacity	164 dwellings (assumed 10% developable area based on Call for Site submission)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – a small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site is located in the north western corner of the site however development could avoid this.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	Yes – golf course although site promoter has suggested an undefined amount could be made available for development (assumed 10%)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes (assumed 10%)	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 only.	5. Is the site free of ownership and tenancy issues?	Yes, in active use but promoted by owner	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is in active use as a golf course however was promoted by owner. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be viable and there is no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle Golf Course				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 277m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 323m to NCHS The Science College.				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.8km to Friarswood Clinic, Priory Road.				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Sutherland Drive bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4km to Stoke-on-Trent rail station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is an existing access into the golf course from Sneyd Avenue.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments: <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area being surrounded by existing residential development to the north and south east. There is an existing access into the golf course from Sneyd Avenue. A small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site is located in the north western corner of the site. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. 		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area being surrounded by existing residential development to the north and south east. There is an existing access road into the site. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The only suitability issues relate to a small section of Butts and Hands Wood Ancient Woodland and Biodiversity Alert Site being located in the north western corner of the site. The site is considered to be available as although it is in active use as a golf course it was promoted by the owner who suggested that an undefined amount of land could be made available for development. For the purposes of the assessment, this has been assumed as 10%. The site is considered to be achievable as it is viable and there are no known abnormal development costs. The site has an existing durable			

<ul style="list-style-type: none"> • The site is over 800m from a GP surgery. The site consists of grade 3 agricultural land. • The site has a gentle slope from the south to the north west. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>boundary with the countryside however if only part of the site is developed, a new durable Green Belt boundary would need to be created.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB19 and KL15 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the north, east and south. Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - The existing use consists of a golf course and the site is predominantly undeveloped. Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site promoter has suggested that only part of the site is available. If the site is taken forward it is recommended that the accompanying policy states that a recognisable and permanent new Green Belt boundary would need to be created.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern as the site is enclosed by the urban area to the north, east and south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that a recognisable and permanent new Green Belt boundary would need to be created.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: TB19

Site Reference	TB19					
Site Address	Land South-West of Newcastle Golf Club, Whitmore Road					
Ward	Thistleberry					
Existing Use	Agriculture					
Site Area (Ha)	45.44					
Site Capacity	550 dwellings					
Green Belt Assessment Overall Contribution	Moderate contribution					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts		Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.		1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site with a small section being within the site and Rough Pie Biodiversity Alert Site is along the north-western boundary of the site however development could avoid any impacts on these.		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these.		3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown

Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The site is adjacent to Keele Hall Registered Park and Garden along its north western and western boundaries. Further information is required in order to establish the potential for harm to the designated heritage asset or its setting as a result of development. For example, via a Heritage Impact Assessment / Archaeological Assessment.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Newcastle golf course				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential development to the south east				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 720m to Seabridge Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 806m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.5km to Kingsbridge Medical Practice, Kingsbridge Avenue				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Seabridge Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.8km to Stoke-on-Trent Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – Access can be created from Whitmore Road.				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development to the south east. Access can be created from Whitmore Road. Springpool Wood Site of Biological Importance is located immediately adjacent to the western boundary of the site with a small section being within the site and Rough Pie Biodiversity Alert Site is along the north-western boundary of the site however development could avoid any impacts on these. There are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these. The site is adjacent to Keele Hall Registered Park and Garden along its north western and western boundaries although does not form part of it. The site has an undulating topography with a gentle slope from the south to the north. There are electricity pylons going across the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site is over 800m from a secondary school and a GP surgery. The site consists of grade 3 agricultural land. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area with existing residential development located to the south east. Access can be created from Whitmore Road. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues relate to a small section of the Springpool Wood Site of Biological Importance and Rough Pie Biodiversity Alert Site being within the site. There are 8 TPOs located within the site in the southern portion of the site however these are sparsely located therefore sensitive design/layout could avoid these. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominantly durable boundaries with the countryside however the site's exiting south western boundary would need to be strengthened to create a new durable boundary, if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent sites TB18 and KL15 and any release should avoid islanded pockets of Green Belt remaining.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Whilst entailing growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be well defined along the strong permanent south western and south eastern boundaries of the M6 and Whitmore Road, respectively.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the gap and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p> <p>Release of the site should avoid islanded pockets of Green Belt remaining therefore the site should only be taken forward alongside site TB18. Cumulatively the release of both sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>The new Green Belt boundary would be defined by the M6 to the south west, Whitmore Road to the south east, and Springpool Wood and Pie Rough partly to the north west which represent recognisable and permanent boundaries. The remainder of the north west boundary consists of field boundaries with hedgerow. If the site is taken forward it is recommended that the accompanying policy states that this boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
Conclusion	<p>The site makes a moderate contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail an incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be well defined along the strong</p>

	permanent south western boundary of the M6 and the south eastern boundary of Whitmore Road. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the M6 to the south, Whitmore Road to the south east, Springpool Wood and Pie Rough partly to the north west and through strengthening the remainder of the north western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside site TB18)

Green Belt Site Review Proforma – Site Ref: TB24

Site Reference	TB24				
Site Address	Land between Gallowstree Lane and Keele Road, Keele				
Ward	Thistleberry				
Existing Use	Open greenspace				
Site Area (Ha)	2.16				
Site Capacity	69 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt's Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully	No

				developed in the preceding years?	
What is the site's Agricultural Land Classification?	The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 3m to Butts Walk				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area / employment area (depending on proposed use) – the site is surrounded by open countryside and woodland however there is existing residential development in close proximity. The adjacent roundabout could cause potential amenity concerns.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 581m to Westlands Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 430m to NCHS The Science College				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Higherland Surgery, More Road				
Access to a bus stop?	Site is within 400m of a bus stop – 160m to Gallowstree Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.6km to Longport Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could be created – access could be created from Gallowstree Lane or Keele Road.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary however it is predominately surrounded by open countryside and woodland. Access could be created from Gallowstree Lane or Keele Road. The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land. The site slopes down steeply from south west to north east. There are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these. Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt’s Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these. The adjacent roundabout could cause potential amenity concerns. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. The site is over 800m from a GP surgery. Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Newcastle-under-Lyme urban area along its eastern boundary however it is predominately surrounded by open countryside and woodland. Access could be created from Gallowstree Lane or Keele Road. The majority of the site has no agricultural classification however 2% of the site is grade 3 agricultural land. The site is within 400m of a bus stop and within 800m of a primary school, a secondary school and an area of open space. There are some suitability issues as there are 2 TPOs within the site and 2 TPOs along the eastern boundary however sensitive design/layout of development could avoid these. In addition, Rosemary Wood Site of Biological Importance is immediately adjacent to the western boundary of the site and Butt’s Walk Fields Biodiversity Alert Site is adjacent to the southern boundary of the site however development could avoid these. Furthermore, the adjacent roundabout could cause potential amenity concerns. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site’s existing southern boundary with the countryside is less durable and would need to be strengthened to create a new durable Green Belt boundary if the site were developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Whilst entailing small localised growth of the Newcastle-under-Lyme urban area, development would not represent unrestricted sprawl. Development would be fairly well contained by the dense woodland to the west.</p> <p>Purpose 2 – Development of the site would very slightly reduce the gap between the Newcastle-under-Lyme urban area and Madeley Heath however given the size of the site and the existing form of the urban area, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside.</p> <p>Purpose 4 - Newcastle-under-Lyme is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are a number of sites in close proximity which have been recommended for further consideration: TB18, TB19, TB24, SP11 and SP14. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by the dense woodland to the west which represents a recognisable and permanent boundary. The existing southern boundary consists of a field boundary. If the site is taken forward it is recommended that the accompanying policy states that the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a weak contribution to Green Belt purposes. Development would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Newcastle-under-Lyme. Development would entail a small incursion into undeveloped countryside however development would not represent unrestricted sprawl as it would be fairly well contained by</p>

	<p>the dense woodland to the west. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the dense woodland to the west and through strengthening the existing southern boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: TK17

Site Reference	TK17				
Site Address	Land off St Martins Road, Talke				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	4.69				
Site Capacity	150 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 40% of the site is grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, 77% of the site is potentially contaminated land due to Talke Road historic landfill site.

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site may be viable however there are abnormal development costs which would need to be overcome as approximately 77% of the site is potentially contaminated due to Talke Road historic landfill site.
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 77% of site is potentially contaminated land due to Talke Road historic landfill site.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the settlement of Kidsgrove to the north.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 145m to Bathpool Park		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area – residential area to the north.		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 323m to Springhead Community Primary		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.8km to The Kings CE (VA) School		
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 283m to Talke Clinic, High Street		
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Oaktree Lane bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 2km to Kidsgrove Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access can be created from St Martins Road or High Street.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth. Additional comments:		Overall Site Conclusions based on Suitability, Availability, Achievability The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and it is surrounded by residential development to the north. Access can be created from St Martins Road or High Street.	

<ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Kidsgrove along its northern boundary which consists of residential development. • Access can be created from St Martins Road or High Street. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • Approximately 40% of the site consists of grade 4 agricultural land. • Approximately 77% of site is potentially contaminated land due to Talke Road historic landfill site. • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m from a secondary school. The site is raised in the centre and slopes down towards the south • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issues relate to approximately 77% of site being potentially contaminated land due to Talke Road historic landfill site. The site is considered to be available as it was promoted by the owner and is not in active use. The site may be achievable as it is broadly viable however there are high levels of potentially contaminated land within the site due to historic landfill. The site has existing durable boundaries with the countryside.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with particular focus on the potential contamination.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove. However due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>Site CT1 and TK17 form part of the gap between the Newcastle-under-Lyme urban area and Kidsgrove and both sites have been recommended for further consideration. Cumulatively the release of both of these sites would significantly reduce the gap between the neighbouring towns and result in the perceived merging of them due to the existing development (Travelodge) located on Newcastle Road.</p> <p>There are four sites recommended for further consideration in Talke (BL18, TK17, TK24 and TK27). None of these sites are adjacent to or in close proximity to site TK17. Collectively, the release of these sites would not exacerbate any of the above impacts.</p>
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by the A34 Newcastle Road to the east, Talke Road to the south and High Street to the west which all represent recognisable and permanent boundaries.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging, and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Whilst development of the site would not result in neighbouring towns merging, development of both site TK17 and CT1 would significantly reduce the gap between the Newcastle-under-Lyme urban area and Kidsgrove and result in the perceived merging of them which could harm the overall function and integrity of the Green Belt. If site CT1 is not taken forward for further consideration, then overall, removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of the A34 Newcastle Road to the east, Talke Road to the south and High Street to the west.

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

Green Belt Site Review Proforma – Site Ref: TK24

Site Reference	TK24				
Site Address	Land off Coppice Road, Talke (1)				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	1.38				
Site Capacity	47 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the inset settlement of Kidsgrove along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 153m to Walton Way Open Space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – to the north.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 648m to St Saviour's CE (VC) Primary School.				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to The King's CE (VA) School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1km to RJ Mitchell Surgery, Wright Street.				
Access to a bus stop?	Site is within 400m of a bus stop – 99m to Barrie Gardens				
Access to a railway station?	Site is over 1.2km from a railway station – 1.8km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – the site promoter proposes access from Coppice Road however a section of Coppice Road to the west of the site has no footpaths or street lighting.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. • The site promoter proposes access from Coppice Road however a section of Coppice Road to the west of the site has no footpaths or street lighting. • The site consists of grade 3 agricultural land. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. Consultation with the coal authority is likely due to historic mining activities. • The site slopes down steeply from the north • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that the site promoter proposes access from Coppice Road however a section of Coppice Road to the west of the site has no footpaths or street lighting. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has one existing durable boundary with the countryside to the south however the remaining boundaries are less durable, the site should be considered alongside the adjacent site TK27 given that this has predominantly durable boundaries. A new durable Green Belt boundary would still need to be created to the west of the site, if it were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site TK27.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 –Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between Kidsgrove and Bignall End as well as Kidsgrove and Audley. However due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration in Talke (BL18, TK17, TK24 and TK27). It is recommended that the site is considered alongside site TK27. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Merelake Road to the south which represents a recognisable and permanent boundary. The existing boundary to the west consists of a treelined field boundary. If the site is taken forward alongside the adjacent site TK27, it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Merelake Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

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

Green Belt Site Review Proforma – Site Ref: TK27

Site Reference	TK27				
Site Address	Land off Coppice Road, Talke (2)				
Ward	Talke and Butt Lane				
Existing Use	Agriculture				
Site Area (Ha)	2.82				
Site Capacity	90 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	No part of the site is within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Council's Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – approximately 80% of site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal developed costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the settlement of Kidsgrove along its northern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 188m to Milton Crescent Open Space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is adjacent to an established residential area – residential area to the north of site.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 664m to St Saviour's CE (VC) Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.4km to the King's CE (VA) School				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 880m to Talke Clinic, High Street				
Access to a bus stop?	Site is within 400m of a bus stop – 43m to Hilltop School bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.6km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – the site promoter proposes access from Coppice Road or Merelake Road. A section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single land and has no footpath or street lighting.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. • The site promoter proposes access from Coppice Road or Merelake Road. A section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single land and has no footpath or street lighting. • Approximately 80% of the site consists of grade 3 agricultural land. • There are no environmental designations or heritage assets within or immediately adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m from a secondary school and a GP surgery. Consultation with the coal authority is likely due to historic mining activities. • The site slopes gradually down from the north to the west. • Nearly all Green Belt sites assessed in Newcastle-under-Lyme are over 1.2km from a railway station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the inset settlement of Kidsgrove along its northern boundary and therefore adjoins residential development. There are no environmental designations or heritage assets within or immediately adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The only suitability issues are that the site promoter proposes access from Coppice Road or Merelake Road and a section of Coppice Road to the west of the site has no footpaths or street lighting and Merelake Road is single lane and has no footpath or street lighting. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominantly durable boundaries with the countryside apart from the western boundary which would need to be strengthened to create a new durable Green Belt boundary if it were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration. The site should be considered alongside the adjacent site TK24.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 –Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Newcastle-under-Lyme.</p> <p>Purpose 2 – Development of the site would slightly reduce the gap between Kidsgrove and Bignall End however due to the size of the gap and the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Talke.</p> <p>Purpose 4 - Talke is a historic town however the site is not located in close proximity to a relevant Conservation Area. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are four sites recommended for further consideration in Talke (BL18, TK17, TK24 and TK27). It is recommended that the site is considered alongside site TK24. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be formed by Merelake Road to the south which represents a recognisable and permanent boundary. The existing boundary to the west consists of a treelined field boundary. If the site is taken forward on its own or alongside the adjacent site TK24, it is recommended that the accompanying policy states that the western boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not represent unrestricted sprawl, it would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Talke. Development would entail a small incursion into undeveloped countryside relative to the size of Talke. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Merelake Road to the south and through strengthening the existing western boundary. It is recommended that if the site is taken forward the accompanying policy should recognise this.

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

H2 Stoke-on-Trent Green Belt Site Review Proformas

Green Belt Site Review Proforma – Site Ref: 365

Site Reference	365				
Site Address	Land off, Lightwood Road, Rough Close, Stoke on Trent, ST3 7ND				
Ward	Meir South				
Existing Use	Agriculture				
Site Area (Ha)	3.26				
Site Capacity	115 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No however an outline planning application for residential development was refused in 1986 (Ref: 19514)	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – there are TPOs located adjacent to the northern and north eastern boundary of the site. There are also single TPOs located along the eastern boundary and the southern boundary.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – approximately 70% of the site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known

Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and could be developed now. It is understood that an application for residential development was refused in 1986.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.		
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.		
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.		
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.		
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to Lightwood forming part of the Stoke-on-Trent urban area along its northern boundary and it is in close proximity to the inset settlement of Meir Heath to the east and south.		
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 450m to open space		
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is within an established residential area		
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 97m to St Matthew’s Church of England Academy		
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.3km to Ormiston Meridian Academy		
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.3km to Meir Park Surgery and Weston Coyney Medical Practice		
Access to a bus stop?	Site is within 400m of a bus stop – 181m to Lightwood Road bus stop		
Access to a railway station?	Site is over 1.2km from a railway station – 3.1km to Blythe Bridge Rail Station		
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Lightwood Road.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Majority green - Site is considered to be suitable as it promotes sustainable growth.		Overall Site Conclusions based on Suitability, Availability, Achievability	

<p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to Lightwood forming part of the Stoke-on-Trent urban area along its northern boundary and it is in close proximity to the inset settlement of Meir Heath to the east and south. The site is within an established residential area. • Access could be created from Lightwood Road. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m away from a secondary school and GP surgery. • The site has no environmental designations or heritage assets within or immediately adjacent to the site. • There are TPOs located adjacent to the northern and north eastern boundary of the site. There are also single TPOs located along the eastern boundary and the southern boundary. • Approximately 70% of the site consists of grade 3 agricultural land. • The northern section of the site slopes steeply from west to east with the remaining part of the site gently sloping from north to south. • There are wooden pylons running along the western boundary of the site. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to Lightwood forming part of the Stoke-on-Trent urban area along its northern boundary and it is in close proximity to the inset settlement of Meir Heath to the east and south. The site is within an established residential area. Access could be created from Lightwood Road. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. The only suitability issue is that there are TPOs located adjacent to the northern and north eastern boundary of the site with single TPOs located along the eastern boundary and the southern boundary, however sensitive design/layout could avoid these. The site is considered to be available as it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some existing less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site would entail small localised growth of the Stoke-on-Trent urban area. Given the surrounding development it could be seen as rounding off the pattern of development. Overall it would not represent unrestricted sprawl.</p> <p>Purpose 2 - The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside although it would be surrounded by development with Stoke-on-Trent to the north and existing development in the Green Belt to the south and south east therefore limiting the perception of encroachment.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Lightwood Road to the west which represents a recognisable and permanent boundary. The southern and eastern boundaries consist of the garden boundaries of existing development in the Green Belt. The northern boundary consists of a dense wooded area. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not impact upon the setting or character of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside although it would be surrounded by existing development which limits the perception of encroachment and it would therefore not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern. The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Lightwood Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: 671

Site Reference	671				
Site Address	Land at Copshurst, Lightwood Road, Stoke on Trent, ST3 7HE				
Ward	Meir South				
Existing Use	Grazing land				
Site Area (Ha)	2.86				
Site Capacity	101 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Promoted through planning application	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No, however application ref: 61554/FUL for erection of five detached dwellings with associated access and landscaping was dismissed on appeal in April 2018 on the basis that very special circumstances had not been demonstrated.	2. Is there active developer interest in the site?	Yes
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	The westernmost section of the site comprising the site access road consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site is not in active use and a planning application for residential development was dismissed on appeal in 2018 on the basis that very special circumstances had not been demonstrated.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities – permitted open cast site to the west of the site with the access running through site 0671.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along a small section of its eastern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 11m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is adjacent to an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 665m to Sandon Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 586m to Ormiston Meridian Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.1km to Meir Park Surgery and Weston Coyney Medical Practice				
Access to a bus stop?	Site is within 400m of a bus stop – 131m to Kingsmead Road				
Access to a railway station?	Site is over 1.2km from a railway station – 3km to Blythe Bridge Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is an existing access road into the site from Lightwood Road				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Stoke-on-Trent urban area along a small section of its eastern boundary and is adjacent to an established residential area. • There is an existing access road into the site from Lightwood Road. • The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. • The site is over 800m away from a GP surgery. • The site has no environmental designations or heritage assets within or immediately adjacent to the site. • The westernmost section of the site comprising the site access road consists of grade 3 agricultural land. • The site slopes down steeply from the east towards the west. The south eastern corner of the site is steep consisting of higher ground. • There are electricity pylons across the site. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along a small section of its eastern boundary and is adjacent to an established residential area. There is an existing access road into the site from Lightwood Road. The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. . The site has no environmental designations or heritage assets within or immediately adjacent to the site. There are no suitability issues with the site. The site is considered to be available as it is not in active use and a planning application for residential development was dismissed on appeal in 2018 on the basis that very special circumstances had not been demonstrated. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site’s existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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<p>Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)</p>	
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 - Development of the site would entail small localised growth of the Stoke-on-Trent urban area. Development would not be well defined or reasonably contained as it would be located to the west of the existing recognisable and permanent boundary of Lightwood Road and could be perceived as unrestricted sprawl.</p> <p>Purpose 2 - The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside although there is some existing development in the Green Belt to the north, north west and south therefore limiting the perception of encroachment to an extent.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are two adjacent sites which have been recommended for further consideration: site 430 and 314. Collectively the release of these sites would not exacerbate any of the above impacts.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The existing boundaries to the north, south and north west consist of garden boundaries with tree and hedge lining to the west. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not impact upon the character and setting of the historic town of Stoke-on-Trent. The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath. Development of the site would entail a small incursion into undeveloped countryside which would not be well defined or reasonably contained as it would be located to the west of the existing recognisable and permanent boundary of Lightwood Road and could be perceived as unrestricted sprawl. Therefore, removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.</p>
<p>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</p>	

Green Belt Site Review Proforma – Site Ref: 430

Site Reference	430				
Site Address	Pittsburgh House, 741 Lightwood Road, Longton, Stoke on Trent, ST3 7HD				
Ward	Meir South				
Existing Use	Former care home on part of the site (now demolished). Some public open space.				
Site Area (Ha)	1.99				
Site Capacity	64 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	Yes, planning permission was granted in August 2018 (Ref: 61968/FUL) for the erection of four detached dwellings and associated access on the site of the former care home. This is on the footprint of the existing development. There are no planning permissions relating to the remainder of the site.	2. Is there active developer interest in the site?	Yes
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – a TPO designation covers approximately 30% of the site located to the north and centre. There are also further TPOs located to the west of the site. These TPOs form part of the area relating to the extant planning permission.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes

Is the site previously developed land?	Site is previously developed land.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
What is the site's Agricultural Land Classification?	No loss of agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and it is not in active use and there is an extant planning permission for four detached dwellings covering part of the site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along its northern boundary and is also adjacent to Meir Heath along its southern boundary. It is therefore well enclosed by the urban area/settlement				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 500m to Grindley Park open space along Grange Road				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is within an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school - 561m to Sandon Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 549m to Ormiston Meridian Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 954m to Meir Park Surgery and Weston Coyney Medical Practice				
Access to a bus stop?	Site is within 400m of a bus stop – 6m to Gravelly Bank bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.8km to Blythe Bridge Rail Station				

<p>Are there any known or potential highways/access issues which would prevent the development of the site?</p>	<p>Existing access into the site / or access could easily be created – there is an existing access into the site from Lightwood Road although this is a single lane.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Stoke-on-Trent urban area along its northern boundary and is also adjacent to Meir Heath along its southern boundary. It is therefore well enclosed by the urban area and within an established residential area. There is an existing access into the site from Lightwood Road although this is a single lane. The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. The site is over 800m away from a GP surgery. The site consists of previously developed land. Part of the site consists of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. A TPO designation covers approximately 30% of the site located to the north and centre. There are also further TPOs located to the west of the site. These TPOs form part of the area relating to the extant planning permission. The site slopes down steeply from the east to the west and south west Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along its northern boundary and is also adjacent to Meir Heath along its southern boundary. It is therefore well enclosed by the urban area and within an established residential area. There is an existing access into the site from Lightwood Road although this is a single lane. The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. The site consists of previously developed land and some open space and there are no environmental designations or heritage assets within or immediately adjacent to the site. The only suitability issues relate to the TPO designation covering approximately 30% of the site located to the north and centre and there are also further TPOs located to the west of the site however sensitive design/layout can prevent any impacts. The site is considered to be available as it was promoted by the owner, it is not in active use and there is an extant planning permission for four detached dwellings covering part of the site. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundary with the countryside to the east is less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	

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

Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 - Development of the site could constitute 'rounding off' of the settlement pattern as the site is enclosed by the urban area. Whilst entailing small localised growth of the Stoke-on-Trent urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 - The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath.</p> <p>Purpose 3 - Part of the site was previously developed with a former care home (now demolished) and there is new residential development under construction on this part of the site. The site is surrounded by the settlement to the north, north east and south with an existing property to the west. Overall the perception of encroachment into the countryside is limited by the existing and surrounding development.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are two adjacent sites which have been recommended for further consideration: site 671 and 314. Collectively the release of these sites would not exacerbate any of the above impacts.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Lightwood Road to the west which represents a permanent and recognisable boundary. The existing south eastern and eastern boundaries consist of tree and hedge lining. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>

Conclusion	<p>The site makes a weak contribution to Green Belt purposes. Development of the site would not impact upon the setting or character of the historic town of Stoke-on-Trent. The site is surrounded by existing development and there is construction activity on part of the site therefore the perception of encroachment into the countryside is limited and development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern. The Stoke-on-Trent urban area has already merged with the neighbouring town of Meir Heath. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Lightwood Road to the west and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.</p>
RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION	

Green Belt Site Review Proforma – Site Ref: 314

Site Reference	314				
Site Address	Land at, Lightwood Road, Woodpark Lane, Lightwood, Stoke-on-Trent				
Ward	Meir South				
Existing Use	Agriculture				
Site Area (Ha)	21.75				
Site Capacity	763 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No however application ref: 57694/OUT was refused in May 2016 – residential development of up to 100 executive dwellings (outline – all matters reserved except access). Refusal reason was due to very special circumstances not having been demonstrated.	2. Is there active developer interest in the site?	Yes (planning application)
Are there any TPOs on or immediately adjacent to the site?	No TPOs	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – approximately 40% of site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner, it is not in active use and a planning application for residential development was previously refused in 2016 on the basis that very special circumstances had not been demonstrated.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities – although site is adjacent to a permitted open cast site.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – site is adjacent to the Stoke-on-Trent urban area along its eastern and north eastern boundary				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 6m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – site is adjacent to existing residential development to the east and north east.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 528m to St Augustine's Catholic Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 392m to Ormiston Meridian Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.2km to Willow Bank Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 42m to Fire Tree Road bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.3km to Longton Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Woodpark Lane				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Stoke-on-Trent urban area along its eastern and north eastern boundary and is located to the rear of existing residential development. • Access could be created from Woodpark Lane. • The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. • The site is over 800m away from a GP surgery. • The site has no environmental designations or heritage assets within or immediately adjacent to the site. • Approximately 40% of site consists of grade 3 agricultural land. • The site slopes down gently from north east to south west. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along its eastern and north eastern boundary and is located to the rear of existing residential development. Access could be created from Woodpark Lane. The site is within 400m of a bus stop and within 800m of a primary school, secondary school and an area of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner, it is not in active use and a planning application for residential development was previously refused in 2016 on the basis that very special circumstances had not been demonstrated. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries to the south and west are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site would entail growth of the Stoke-on-Trent urban area. Development would not be well defined or reasonably contained as it would be located to the west of the existing recognisable and permanent boundary of Lightwood Road and could be perceived as unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging.</p> <p>Purpose 3 - Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are two adjacent sites which have been recommended for further consideration: site 671 and 430. Collectively the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Woodpark Lane to the north which represents a permanent and recognisable boundary. The existing western and southern boundaries consist of field boundaries with tree lining. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging, it would not impact upon the character and setting of the historic town of Stoke-on-Trent. Development of the site would entail an incursion into undeveloped countryside which would not be well defined or reasonably contained as it would be located to the west of the existing recognisable and permanent boundary of Lightwood Road and could be perceived as unrestricted sprawl. Therefore, removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: 308

Site Reference	308				
Site Address	Land at, junction of Eaves Lane & Greasley Road, Bucknall				
Ward	Abbey Hulton & Townsend				
Existing Use	Agriculture				
Site Area (Ha)	5.97				
Site Capacity	168 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs – there is a TPO located in close proximity to the site to the north along Eaves Lane.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along its northern, eastern and southern boundaries				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Birchgate Allotments				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is within an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 236m to Kingsland C E Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.6km to Birches Head Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 855m to Cambridge House Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 2m to Bucknall Hospital bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 3.8km to Stoke-on-Trent Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Eaves Lane.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Stoke-on-Trent urban area along its northern, eastern and southern boundaries being within an established residential area. • Access could be created from Eaves Lane. • The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. • The site is over 800m away from a secondary school and a GP surgery. • The site has no environmental designations or heritage assets within or immediately adjacent to the site. • The site consists of grade 4 agricultural land. • The site has an undulating topography with a general slope down towards the west. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along its northern, eastern and southern boundaries being within an established residential area. Access could be created from Eaves Lane. The site is within 400m of a bus stop and within 800m of a primary school and an area of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner and it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site could constitute 'rounding off' of the settlement pattern as the site is enclosed by the urban area to the north and south. Whilst entailing small localised growth of the Stoke-on-Trent urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between the Stoke-on-Trent urban area and Werrington. However due to the size of the site and the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Eaves Lane to the north which represents a permanent and recognisable boundary. The existing eastern and southern boundary consists of field boundaries. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside however development would not represent unrestricted sprawl as it could constitute rounding off of the settlement pattern as the site is enclosed by the urban area to the north and south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Eaves Lane to the north and through strengthening the other existing boundaries. It is recommended that if the site is taken forward the accompanying policy should recognise this.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: 377

Site Reference	377				
Site Address	Land off, Norton Lane, Norton				
Ward	Baddeley, Milton & Norton				
Existing Use	Predominantly agriculture with Engine Locks Cottages (located to the east)				
Site Area (Ha)	8.54				
Site Capacity	297 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Heakley Marshes Local Wildlife Site is approximately 13m away from the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No (with the exception of Engine Locks Cottages to the east)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is not known if the site was promoted by the owner however it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination – site is adjacent to an area of potentially contaminated land along its southern boundary due to Leek New Road historic landfill site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Caldon Canal Conservation Area is located adjacent to the eastern boundary of the site. Further information is required in order to establish the potential for harm to a designated heritage asset(s) or its setting as a result of development.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along its western boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – the site is adjacent to a residential area to the west and is surrounded by open countryside along the remaining boundaries.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 50m to Norton-le-Moors Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.3km to Excel Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 574m to Orchard Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 0m to Norton Primary School bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.3km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is an existing access into the site from Norton Lane however this is a single unmade track.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Stoke-on-Trent urban area along its western boundary however it is predominantly surrounded by open countryside. • There is an existing access into the site from Norton Lane however this is a single unmade track. • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m away from a secondary school. • The site has no environmental designations or heritage assets within or immediately adjacent to the site. • The site consists of grade 4 agricultural land. • Caldon Canal Conservation Area is located adjacent to the eastern boundary of the site • The site slopes down from the road into the valley. • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along its western boundary however it is surrounded by open countryside along its remaining boundaries. There is an existing access into the site from Norton Lane however this is a single unmade track. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. The site has some suitability issues as the Caldon Canal Conservation Area is located adjacent to the eastern boundary of the site and consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as although it is unknown if it was promoted by the owner, it is not in active use (with the exception of Engine Locks Cottages) and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing northern and southern boundaries are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site would entail small localised growth of the Stoke-on-Trent urban area. Development would not be well defined or reasonably contained as it would be located to the east of the existing recognisable and permanent boundary of Norton Lane and could be perceived as unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between the Stoke-on-Trent urban area and Norton Green. However due to the size of the site and the size of the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the Caldon Canal to the east which represents a permanent and recognisable boundary. The existing northern and southern boundaries consist of field boundaries with hedgerow. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the character and setting of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside which would not be well defined or reasonably contained as it would be located to the east of the existing recognisable and permanent boundary of Norton Lane and could be perceived as unrestricted sprawl. Therefore, removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: 690

Site Reference	690				
Site Address	Land at Brookhouse Farm				
Ward	Great Chell & Packmoor				
Existing Use	Grazing land				
Site Area (Ha)	0.57				
Site Capacity	23 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	No loss of agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is not known if the site was promoted by the owner however it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is partly in the Stoke-on-Trent urban area (approximately 49%) and partly in the Green Belt (approximately 51%).				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to Brindley Ford Walkway				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – site is surrounded by open countryside although there is an office building located to the east (Brookhouse Farm).				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 971m to Whitfield Valley Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.5km to Ormiston Horizon Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 2.5km to Orchard Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 121m to Peck Mill Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.2km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Outclough Road.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

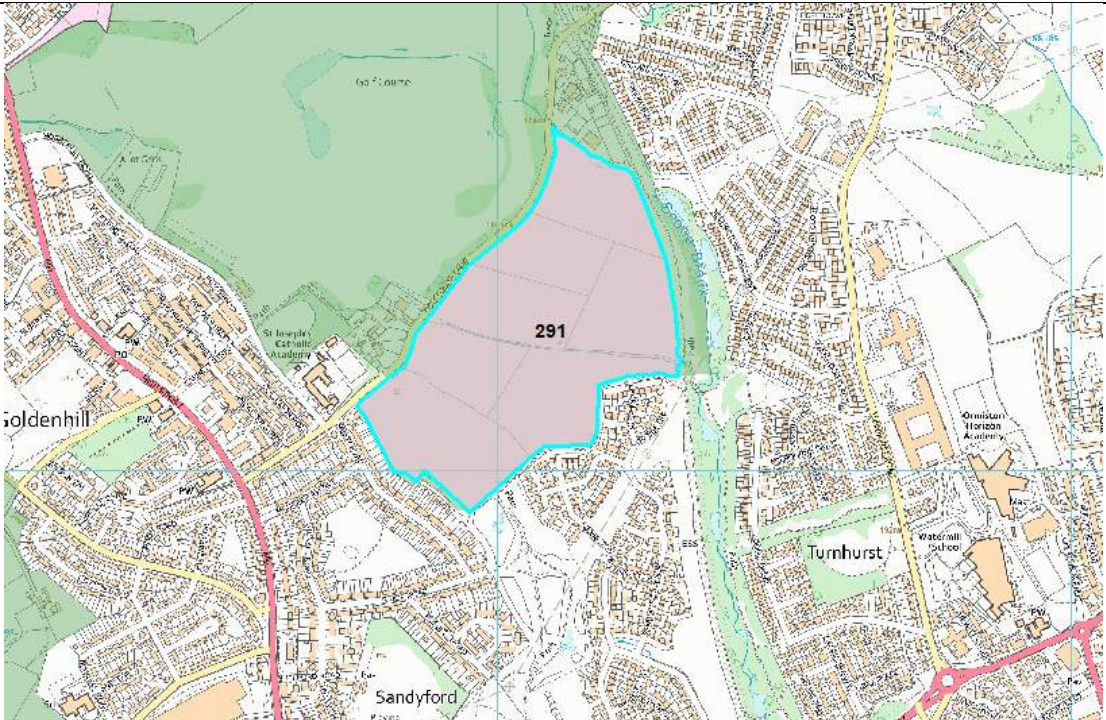
<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is partly in the Stoke-on-Trent urban area (approximately 49%) and partly in the Green Belt (approximately 51%) although it is surrounded by open countryside as it is approximately 250m from any existing development. Access could be created from Outclough Lane. The site is within 400m of a bus stop and within 800m of an area of open space. The site is over 800m away from a primary school, secondary school and a GP surgery. The site has no environmental designations or heritage assets within or immediately adjacent to the site. The site is not agricultural land. The site is flat. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is partly in the Stoke-on-Trent urban area (approximately 49%) and partly in the Green Belt (approximately 51%) although it is surrounded by open countryside as it is approximately 250m from any existing development. Access could be created from Outclough Lane. The site is within 400m of a bus stop and within 800m of an area of open space. The site has no environmental designations or heritage assets within or immediately adjacent to the site. The site is over 800m away from a primary school, secondary school and a GP surgery and consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as although it is unknown if it was promoted by the owner, it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has some less durable boundaries with the countryside and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the Green Belt section of the site would entail small localised growth of the Stoke-on-Trent urban area. Although the site is partly within the settlement boundary, it is not adjacent to any existing development therefore development of the site could be perceived as unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between the Stoke-on-Trent urban area and Brown Edge. However due to the size of the site and the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a very small incursion into undeveloped countryside.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by A527 Outclough Road to the east which represents a permanent and recognisable boundary. The existing northern and southern boundaries consist of fences. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the character and setting of the historic town of Stoke-on-Trent. Development of the site would entail a very small incursion into undeveloped countryside. Although the site is partly within the settlement boundary, it is not adjacent to any existing development therefore development of the site could be perceived as unrestricted sprawl. Therefore, removal of the site from the Green Belt could harm the overall function and integrity of the Green Belt.

RECOMMENDATION: EXCLUDE SITE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: 291

Site Reference	291				
Site Address	Land around Quarry Cottage, Colclough Lane, Goldenhill				
Ward	Goldenhill & Sandyford				
Existing Use	Agriculture				
Site Area (Ha)	3.94				
Site Capacity	109 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – the site is adjacent to Scotia Brook Site of Biological Importance along its eastern boundary.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, 76% of site is potentially contaminated land from historic waste disposal.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is not known if the site was promoted by the owner however it is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account the potentially contaminated land.	
Is there any known contamination on site?	Majority of the site is potentially contaminated and may be difficult to remediate – 76% of site is potentially contaminated land from historic waste disposal located in the northern and southern sections of the site.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely – site was previously used for marl extraction..				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is fairly enclosed by the Stoke-on-Trent urban area being surrounded by it to the east, south and west.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – site is within an established residential area.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 90m to St Joseph's Catholic Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is within 800m of a secondary school – 581m to Ormiston Horizon Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 481m to Goldenhill Medical Centre				
Access to a bus stop?	Site is within 400m of a bus stop – 31m to Colclough Lane bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 2.4km to Kidsgrove Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Colclough Lane.				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

<p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is fairly enclosed by the Stoke-on-Trent urban area being surrounded by residential development to the east, south and west. Access could be created from Colclough Lane. The site is adjacent to Scotia Brook Site of Biological Importance along its eastern boundary. The site consists of grade 4 agricultural land. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, GP surgery and an area of open space. Approximately 76% of site is potentially contaminated land from historic waste disposal located in the northern and southern sections of the site. Consultation with the coal authority is likely due to historic mining activities. Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is fairly enclosed by the Stoke-on-Trent urban area being surrounded by residential development to the east, south and west. Access could be created from Colclough Lane. The site is within 400m of a bus stop and within 800m of a primary school, secondary school, GP surgery and an area of open space. The only suitability issues relate to the site being adjacent to Scotia Brook Site of Biological Importance along its eastern boundary and approximately 76% of site being potentially contaminated land from historic waste disposal located in the northern and southern sections of the site. Consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as although it is unknown if it was promoted by the owner, it is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable taking into account the potentially contaminated land. The site has an existing durable boundary with the countryside.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration with a particular focus on the potential contamination.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site could constitute ‘rounding off’ of the settlement pattern as the site is enclosed by the urban area to the east, south and west. Whilst entailing small localised growth of the Stoke-on-Trent urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would marginally reduce the gap between the Stoke-on-Trent urban area and Kidsgrove. However due to the size of the site and the gap and the fact that the gap is already smaller to the east and west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside. Given that the site is already surrounded by development on three sides, this limits the perception of encroachment.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration. The sites recommended for further consideration in Newcastle-under-Lyme do not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Colclough Lane to the north which represents a permanent and recognisable boundary.
Conclusion	The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside however the perception of encroachment is limited as the site is enclosed by the urban area to the east, south and west. Development could therefore constitute ‘rounding off’ of the settlement pattern and would not represent unrestricted sprawl. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would be created consisting of Colclough Lane to the north.

RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: 854

Site Reference	854				
Site Address	Land at The Green, Baddeley Green				
Ward	Baddeley, Milton and Norton				
Existing Use	Grazing land				
Site Area (Ha)	1.1				
Site Capacity	44 dwellings				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully	No

				developed in the preceding years?	
What is the site's Agricultural Land Classification?	No loss of agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along its eastern and southern boundaries.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 15m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area – site is adjacent to an established residential area to the east and south.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 598m to Greenways Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2km to Excel Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 259m to Baddeley Green Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 101m to Felsted Street bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 5.5km to Longport Rail Station				
Are there any known or potential highways/access issues which	Existing access into the site / or access could easily be created – access could be created from The Green				

would prevent the development of the site?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to the Stoke-on-Trent urban area along its southern and eastern boundaries and is therefore in an established residential area. Access could be created from The Green There are no environmental designations or heritage assets within or adjacent to the site. The site would not result in loss of agricultural land. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The site is over 800m away from a secondary school. The site has a gentle slope down towards the north west. Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a moderate contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable growth. The site is adjacent to the Stoke-on-Trent urban area along its southern and eastern boundaries and is in an established residential area. Access could be created from The Green. There are no environmental designations or heritage assets within or adjacent to the site. The site would not result in loss of agricultural land. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. There are no suitability issues with the site. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site's existing boundaries with the countryside are less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION</p>	
<p>Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)</p>			
<p>Key Question to Consider</p>		<p>Assessment</p>	
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 - Development of the site could constitute 'rounding off' of the settlement pattern as the site is enclosed by the urban area to the east and south. Whilst entailing small localised growth of the Stoke-on-Trent urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would marginally reduce the gap between the Stoke-on-Trent urban area and Norton Green. However due to the size of the site and the gap and the fact that the gap is already smaller to the east and west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>		
<p>Are there any cumulative impacts (due to release of adjacent sites)?</p>	<p>There are no sites in close proximity which have been recommended for further consideration.</p>		
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The existing northern and western boundaries consist of an unnamed road and a field boundary respectively. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>		
<p>Conclusion</p>	<p>The site makes a moderate contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside. The site is enclosed by the urban area to the east and south and development could constitute 'rounding off' of the settlement pattern and would not represent unrestricted sprawl. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.</p>		
<p>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</p>			

Green Belt Site Review Proforma – Site Ref: 859

Site Reference	859				
Site Address	Land to north of, Barlaston Old Road				
Ward	Hanford and Trentham				
Existing Use	Grazing land				
Site Area (Ha)	6.96				
Site Capacity	195 dwellings				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Barlaston Lock Woodland is in close proximity to the north east of the site (approximately 25m away).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	There are TPOs on or immediately adjacent to the site which could be accommodated within any development by sensitive design/layout – the whole site is covered by a TPO designation however the trees are only located along the boundaries and along the watercourse which runs through the site.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is greenfield.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – site consists of grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there are no known abnormal development costs.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	Trent and Mersey Canal Conservation Area is located immediately adjacent to the eastern boundary of the site. Further information is required in order to establish the potential for harm to a designated heritage asset(s) or its setting as a result of development.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement. – site is approximately 85m from the Stoke-on-Trent urban area and is separated by an area of open countryside.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) – Site is adjacent to an established residential area to the north and residential properties to the south. World of Wedgewood is located to the east although it is not immediately adjacent. Severn Trent Water sewage treatment works is located to the west but it is not immediately adjacent to the site.				
Is there access to a primary school within 800m or 10mins walk?	Site is between 800m and 3.2km from a primary school – 1.4km to Ash Green Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 2.1km to Ormiston Sir Stanley Matthews Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.5km to Brinsley Avenue Practice				
Access to a bus stop?	Site is within 400m of a bus stop – 12m to Barlaston Old Road				
Access to a railway station?	Site is within 800m of a railway station – 417m to Wedgwood Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – access could be created from Barlaston Old Road.				

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

Majority green however showstopper present due to the site being completely detached from the urban area - Site is not considered to be suitable as it does not promote sustainable growth.

Additional comments:

- The site is detached from the Stoke-on-Trent urban area being approximately 85m away separated by an area of open countryside – it is therefore not in a sustainable location.
- Access into the site could be created from Barlaston Old Road.
- The site is within 400m of a bus stop and within 800m of an area of open space and a railway station.
- The site is over 800m away from a primary school, secondary school and a GP surgery.
- The site consists of grade 3 agricultural land.
- The Trent and Mersey Canal Conservation Area is located immediately adjacent to the eastern boundary of the site.
- The whole site is covered by a TPO designation.
- The site slopes slightly down from north west to south east.
- The site has an electricity pylon within it.
- All Green Belt sites assessed in Stoke-on-Trent are within an AQMA.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth. The site is detached from the Stoke-on-Trent urban area being approximately 85m away separated by an area of open countryside. The site is considered to be available as it was promoted by the owner and is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable and there are no known abnormal development costs. The site has predominantly durable existing boundaries with the countryside.

Overall, based on the above factors, it is recommended that the site is not taken forward for further consideration unless the area to the north is also being considered, as this site would only be released in-combination with this area (subject to it being suitable, available and achievable) to avoid pockets of Green Belt remaining.

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS

Green Belt Site Review Proforma – Site Ref: ST06

Site Reference	ST06				
Site Address	Newstead Trading Estate				
Ward	Blurton West and Newstead				
Existing Use	West Transfer Station and open fields adjacent to Newstead Trading Estate				
Site Area (Ha)	12.98				
Site Capacity	Site promoted for employment / non-residential use 363 dwellings (if considered for residential use)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Yes	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	No environmental designations within or immediately adjacent to the site – Newpark Plantation Woodland is located in close proximity to the site (approximately 80m away).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No (small part of site includes a waste transfer station)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the site previously developed land?	Site is a mix of previously developed land and greenfield – majority of site is greenfield with the waste transfer station located in the south west corner.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes the surrounding site to the south forms part of the Newstead Trading Estate being used for waste and recycling uses.

What is the site's Agricultural Land Classification?	Site consists of grade 1, 2 or 3 agricultural land – approximately 40% of site is grade 3 agricultural land.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Yes, site is within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use (with the exception of a small waste transfer station) and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable and there is active developer interest in the site.	
Is there any known contamination on site?	Site is not thought to be contaminated / Site adjoins an area of potential contamination.				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	No ground stability/historic mining activities.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	No designated heritage assets present and there is no potential for harm to a designated heritage asset(s) or its setting.				
Is the site isolated from the existing urban area / settlement?	Site is connected to the existing urban area / inset settlement by one or more boundaries – the site is adjacent to the Stoke-on-Trent urban area along its northern, west and part eastern boundary.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – site includes open space with further areas of open space to the north east and east				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is proposed for employment use and is adjacent to an established employment area to the north west (Newstead Trading Estate). Site is adjacent to an established residential area to the east and could also be suitable for residential use however potential amenity impacts from the Newstead Trading Estate would need to be taken into account.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 312m to Newstead Primary School				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 893m to Ormiston Sir Stanley Matthews Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is within 800m of a GP surgery / health centre – 709m to Dr Mirs Surgery				
Access to a bus stop?	Site is within 400m of a bus stop – 28m to Ufton Close bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 1.5km to Wedgwood Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is existing access into the site from Alderflat Drive and Crowcrofts Road.				

<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority green - Site is considered to be suitable as it promotes sustainable employment or residential growth.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is adjacent to the Stoke-on-Trent urban area, it was promoted for employment use and is adjacent to an established employment area (Newstead Trading Estate). Site could also be considered for residential use as it is adjacent to an established residential area to the east however potential amenity impacts from the Newstead Trading Estate would need to be taken into account. • There is existing access into the site from Alderflat Drive and Crowcrofts Road. • Approximately 40% of site is grade 3 agricultural land. • Site is a mix of previously developed land and open space • There are no environmental designations or heritage assets within or adjacent to the site. • The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. • The site is over 800m away from a secondary school. • The site is predominantly flat with a slightly slope down from west to east • There are wooden electricity pylons and wires extending from west to east • Consultation with the coal authority is likely due to historic mining activities. • Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station. • All Green Belt sites assessed in Stoke-on-Trent are within an AQMA. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site makes a weak contribution to Green Belt purposes. The site is considered to be suitable as it promotes sustainable employment or residential growth. The site is adjacent to the Stoke-on-Trent urban area, it was promoted for employment use and is adjacent to an established employment area (Newstead Trading Estate). Site could also be considered for residential use as it is adjacent to an established residential area to the east however potential amenity impacts from the Newstead Trading Estate would need to be taken into account. There is existing access into the site from Alderflat Drive and Crowcrofts Road. There are no environmental designations or heritage assets within or adjacent to the site. The site is within 400m of a bus stop and within 800m of a primary school, a GP surgery and an area of open space. The only suitability issue is that consultation with the coal authority is likely due to historic mining activities. The site is considered to be available as it was promoted by the owner and is not in active use (with the exception of a small waste transfer station) and could be developed now. The site is considered to be achievable as it is broadly viable and there is active developer interest in 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 the site were to be developed.</p> <p>Overall, based on the above factors, it is recommended that the site is taken forward for further consideration for either residential or employment use.</p> <p>CONCLUSION: RECOMMEND FOR FURTHER CONSIDERATION (for either residential or employment use)</p>
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Green Belt Implications (to be completed only for those sites which are recommended to be taken forward for further consideration)

Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 - Development of the site could constitute 'rounding off' of the settlement pattern as the site is enclosed by the urban area to the east, north and west. Whilst entailing small localised growth of the Stoke-on-Trent urban area, development would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would marginally reduce the gap between the Stoke-on-Trent urban area and Barlaston. However due to the size of the site and the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Whilst there is a small amount of existing development on the site consisting of a temporary waste transfer station, development of the site would entail a small incursion into predominantly undeveloped countryside. Given that the site is already surrounded by development on three sides as well as an existing sewage works to the south, this limits the perception of encroachment.</p> <p>Purpose 4 - Stoke-on-Trent is a historic town however the site is not located in close proximity to the relevant Conservation Areas. Overall development would not impact upon the setting or character of the historic town.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	There are no sites in close proximity which have been recommended for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The existing southern and eastern boundaries are not defined by any physical features on the ground apart from the limits of the waste transfer station and a field boundary. If the site is taken forward it is recommended that the accompanying policy states that these boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The site makes a weak contribution to Green Belt purposes. Development of the site would not result in neighbouring towns merging and it would not impact upon the setting or character of the historic town of Stoke-on-Trent. Development of the site would entail a small incursion into undeveloped countryside however the perception of encroachment is limited as the site is enclosed by the urban area to the east, north and west. Development could therefore constitute 'rounding off' of the settlement pattern and would not represent unrestricted sprawl. Overall, the removal of the site from the Green Belt

	will not harm the overall function and integrity of the Green Belt. If the site is taken forward it is recommended that the accompanying policy states that the existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
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RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION

Green Belt Site Review Proforma – Site Ref: ST56

Site Reference	ST56				
Site Address	Chatterley Whitfield				
Ward	Baddeley, Milton and Norton				
Existing Use	Chatterley Whitfield Colliery – site includes various former buildings				
Site Area (Ha)	12.34				
Site Capacity	432 dwellings Existing employment use however to be considered for alternative uses – assumed residential use				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth Amber - Mitigation may be required/unavoidable impacts Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is the site within an AQMA?	All of the site falls within an AQMA.	1. Was the site promoted by the owner?	Unknown	1. Is the site viable (based on Councils Viability Assessment)?	Yes, site is broadly viable.
Does the site contain a designated AONB, SAC, RAMSAR, SPA, SSSI, Ancient Woodland, RIGS, SBI, LNR or BAS?	There are environmental designations within or immediately adjacent to the site however sensitive design/layout could reduce any impacts from development – Whitfield Valley Local Wildlife Site occupies approximately 20% of the site along the south and south western boundary.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Are there any TPOs on or immediately adjacent to the site?	No TPOs.	3. Is the site in active use?	No however buildings on site from former colliery use (buildings are listed)	3. Is there known demand for the form of provision approved/proposed?	Unknown
Is the site previously developed land?	Site is previously developed land.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No

What is the site's Agricultural Land Classification?	Site consists of grade 4 or 5 agricultural land – approximately 20% of the site consists of grade 4 agricultural land.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes, approximately 1% of the site is potentially contaminated land.
Is the site within a Health and Safety Executive Major Hazard Consultation Zone?	Not within a HSE Major Hazard Consultation Zone.	Summary: Is the site available for development? (conclusion based on all of the above) It is not known if the site was promoted by the owner however the site is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is considered to be broadly viable taking into account the potentially contaminated land.	
Is there any known contamination on site?	Site includes areas of potential contamination which could be remediated – 1% of site located to the east consists of potentially contaminated land from historic waste disposal (Chatterley Whitfield Colliery).				
Are there any physical constraints relating to ground stability or historic mining in or around the site?	Yes, historic mining activities. Consultation with Coal Authority likely.				
Is the site within Flood Zone 2 or 3 and is there evidence of flood risk on site?	Site is within Flood Zone 1.				
Does the site contain a designated heritage asset (e.g. listed buildings, conservation areas, SAMs) and would development impact the asset or its setting?	The former buildings on site are all Grade II and II* listed and a Scheduled Ancient Monument (Chatterley Whitfield Colliery) occupies approximately 30% of the site. There is potential for harm to a designated heritage asset(s) or its setting as a result of development.				
Is the site isolated from the existing urban area / settlement?	Site is completely detached from the existing urban area / inset settlement – the site is approximately 320m away from the Stoke-on-Trent urban area.				
Is there access to open space within 800m or 10mins walk?	Site is within 800m of an area of open space / greenspace – 0m to open space				
Will the site create any adverse amenity impacts to occupiers or surrounding areas?	Site is within or adjacent to an established residential area / employment area (depending on proposed use) or Site is within or adjacent to a mixed use area which would be compatible with residential / employment use – No potential for adverse amenity impacts as site is detached from the settlement or any existing development.				
Is there access to a primary school within 800m or 10mins walk?	Site is within 800m of a primary school – 585m to Whitfield Valley Primary Academy				
Is there access to a secondary school within 800m or 10mins walk?	Site is between 800m and 4.8km from a secondary school – 1.3km to Ormiston Horizon Academy				
Is there access to GP or health centre within 800m or 10min walk?	Site is between 800m and 3.2km from a GP surgery / health centre – 1.4km to Orchard Surgery				
Access to a bus stop?	Bus stop is between 400m-800m of site – 468m to The Jester bus stop				
Access to a railway station?	Site is over 1.2km from a railway station – 4.5km to Longport Rail Station				
Are there any known or potential highways/access issues which would prevent the development of the site?	Existing access into the site / or access could easily be created – there is existing access into the site from Chatterley Whitfield				
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusions based on Suitability, Availability, Achievability			

Majority red or amber however showstoppers present due to the site being completely detached from the urban area and designated heritage assets on site - Site is not considered to be suitable as it does not promote sustainable growth and there are unavoidable impacts.

Additional comments:

- The site is completely detached from the Stoke-on-Trent urban area being approximately 320m away and being surrounded by open countryside.
- There is an existing access into the site from Chatterley Whitfield.
- The site is flat
- The site includes various buildings from its former use.
- The site is within 800m of a bus stop, a primary school and an area of open space.
- The site is over 800m away from a secondary school and a GP surgery.
- The former buildings on site are all Grade II and II* listed and a Scheduled Ancient Monument (Chatterley Whitfield Colliery) occupies approximately 30% of the site.
- Approximately 1% of site located to the east consists of potentially contaminated land from historic waste disposal (Chatterley Whitfield Colliery).
- Whitfield Valley Local Wildlife Site occupies approximately 20% of the site along the south and south western boundary.
- Consultation with the coal authority is likely due to historic mining activities.
- Approximately 20% of the site consists of grade 4 agricultural land.
- Nearly all Green Belt sites assessed in Stoke-on-Trent are over 1.2km from a railway station.
- All Green Belt sites assessed in Stoke-on-Trent are within an AQMA.

The site makes a weak contribution to Green Belt purposes. The site is not considered to be suitable as it does not promote sustainable growth and there are unavoidable impacts. The site is completely detached from the Stoke-on-Trent urban area being approximately 320m away and being surrounded by open countryside. The former buildings on site are all Grade II and II* listed and a Scheduled Ancient Monument (Chatterley Whitfield Colliery) occupies approximately 30% of the site. The site is considered to be available as it was promoted by the owner however the site is not in active use and could be developed now. The site is considered to be achievable as it is broadly viable taking into account the potentially contaminated land. The site's existing boundaries with the countryside are all less durable and a new durable Green Belt boundary would need to be created if the site were to be developed.

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

CONCLUSION: RECOMMEND EXCLUDE FROM PROCESS