



Joint Local Plan Strategic Options Consultation

Employment Technical Paper

July 2017

This paper sets out the technical evidence to support the information on employment development that is presented in the Joint Local Plan Strategic Options Consultation document.

The starting point for this evidence is the Joint Employment Land Review (ELR) 2015. The ELR undertook modelling work using the Cambridge Econometrics Local Economic Forecasting Model to identify a need for 258 hectares of land for employment development across both authorities between 2013 and 2039. In the shorter plan period from 2013 to 2033 this equates to the 199 hectares (calculated from a need figure of 68 hectares for Newcastle-under-Lyme and 131 hectares for Stoke-on-Trent. Please note that the actual distribution of employment land to be delivered in both areas will be determined through the Joint Local Plan process) that is presented under Growth Scenario C in the Strategic Options Consultation Document. This model also suggests that of the net additional job growth forecast for Stoke-on-Trent 23% are projected to relate to B class sectors (predominantly in office and distribution), and for Newcastle-under-Lyme 58% (in all B class sectors - storage and distribution; office and manufacturing). The update to the Strategic Housing Market Assessment in 2017 considered this level of growth against likely household growth and confirmed that this scenario represents the objective assessment of needs (OAN) across the plan area. Section 8 of the ELR concludes that an indicative split of 25% for B1a/B1b office and 75% for B1c/B2/B8 industrial and warehousing land would be appropriate for both local authorities as this is similar to historic take-up.

For comparison purposes, the Growth Scenarios presented in the consultation document are summarised in the table below, with Scenario C highlighted as the objective assessment of need.

Growth Scenario:		Employment Land Required 2013-33 (ha)	New Jobs Per Year:
A	Continue with existing growth set out in the Core Spatial Strategy	249	N/A
B	Support natural population growth	180	598
C	Support economic growth (OAN)	199	869
D	Maximise economic potential	258	1,609

This employment land requirement is the starting point for identifying which sites may need to be allocated for future employment development and in which locations. The Strategic Options Consultation Document begins this process by identifying how much land may be

available in different broad locations across both areas. This stage of the plan making process does not allocate sites for particular uses but it does draw from evidence gathered about individual sites in order to identify overall potential capacities across the different broad locations.

The Employment Land Review 2015 provides the primary evidence to inform these overall capacities. In Stoke-on-Trent, the capacity of sites in the Employment Land Review is supplemented by the capacity of sites with planning approval for employment development at April 2016. In Newcastle-under-Lyme no additional employment land capacity is identifiable from planning approvals at April 2016 beyond that already identified in the Employment Land Review.

The tables on the following pages summarise this evidence and show the sites where there may be potential to contribute to the overall supply of land for employment development in the Joint Local Plan. The tables are split in to each of the Broad Location Options (1-6).

Option 1 - Existing Strategy

Newcastle-under-Lyme

This option can deliver a maximum of 71 hectares from 12 sites for Newcastle-under-Lyme. The site size ranges between 37.5 hectares and 0.03 hectares. The mean average site size is 5.9 hectares, but only 2 of the sites exceed this size. The largest 3 sites could deliver 78% of the hectares that make up this option. The sites can be characterised as a numerically large number of smaller, urban sites, the majority of which are less than 5 hectares in size. All of the sites have been identified through the ELR and have been put forward as SHLAA sites, therefore their suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL10	Former Wolstanton Colliery Stock Yard, West Ave, Wolstanton	Wolstanton	Brownfield	WS2	1.53
NL12	Heathcote St, Chesterton	Chesterton	Brownfield	CT13 CT22	0.03
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	Brownfield	HD21	1.40
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	Greenfield	SP9	0.27
NL34	Pepper St, Keele	Keele	Brownfield	KL16	0.35
NL36	Rowhurst Close, Chesterton	Chesterton	Greenfield	CT20 CT21	3.50
NL37	West Avenue, Kidsgrove	Butt Lane	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	Greenfield	BW19	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	Brownfield	BW19	37.53
Total Potential Employment Land Supply From Employment Land Review =					70.81

Stoke-on-Trent

This option can deliver up to 131 hectares in Stoke-on-Trent. Where all or part of a site has approval for development, the overlapping site area has been deducted from the developable area identified by the Employment Land Review to ensure no duplication in potential employment land supply. At April 2016 there were a total of 155 hectares of available employment land committed through planning approval for employment development under this option. The resulting total potential supply of land for employment development under Option 1 is therefore 286 hectares. Where sites have also been put forward to be assessed within the SHLAA, their suitability for either housing or employment uses will be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST1	Former Johnson Matthey, Whittle Rd, Meir	Meir South	Brownfield	162	-	0	8.19
ST2	Meir Depot, Uttoxeter Road, Meir	Meir Park	Brownfield	657	-	0	1.67
ST4	Staffordshire House/Fenton 25	Fenton West & Mount Pleasant	Brownfield	-	46496	11.73	0
ST5	Cliffe Vale/Caradon Twyfords Excelsior Wks/Former Slimma	Hartshill & Basford	Brownfield	740	-	0	4.00
ST7	Bridgewater Pottery and surrounding land, Lichfield St	Joiners Square	Brownfield	152	-	0	1.8
ST8	West of Ivy House Road	Joiners Square	Brownfield	-	-	0	0.00
ST9	Gas Holder site, Etruscan St	Etruria & Hanley	Brownfield	-	-	0	0.94
ST10	Hewitts, Victoria Rd, Fenton	Fenton West & Mount Pleasant	Brownfield	-	-	0	0.00
ST11	Sideway/Radial Park	Hanford & Trentham	Brownfield	-	58691, 59205	15.56	0 ¹
ST12	Trentham Lakes North	Hollybush & Longton West	Brownfield	-	39499	5.86	0
ST13	Building 94F, Stone Road, Trent Vale	Springfields & Trent Vale	Brownfield	-	-	0	0.00
ST14	City General Hospital/University Hospital of North Staffs	Penkhull & Stoke	Brownfield	-	58753	22.60	0
ST15	Wilson Rd, Hanford	Hanford & Trentham	Greenfield	390	-	0	17.5 ²
ST16	Trentham Lakes South, incl. plot at Trentham Lakes North	Blurton West & Newstead	Brownfield	-	55378	8.08	0
ST17	South Car Park, Stanley Matthews Way, Trentham Lakes	Hollybush & Longton West	Brownfield	-	-	0	0.74
ST18	Fenton Quarry	Hanley Park & Shelton	Brownfield	409	-	0	18.54
ST19	Site off Whieldon Road	Boothens & Oakhill	Brownfield	151	-	0	3.70
ST20	Land at Whieldon Road	Boothens & Oakhill	Brownfield	147	-	0	0.00
ST21	Riverside Park off Campbell Road	Springfields & Trent Vale	Brownfield	-	-	0	0.8
ST22	The Campbell Centre	Springfields & Trent Vale	Brownfield	-	57148	5.32	0
ST23	Metaltek/Meighs Castings, Campbell Rd	Boothens & Oakhill	Brownfield	-	-	0	0.00
ST24	Cockshot Sidings, Shelton New Rd, Shelton	Hanley Park & Shelton	Brownfield	159	-	0	0.00

¹ Remainder of site already previously completed for Dunelm distribution warehouse under 47531 and 54192

² The Employment Land Review did not identify a net developable area for ST15 as it was "not known how much of it could be brought forward for employment development". It was however recommended to be considered for mixed use with a 'reasonable element of employment'. In the absence of any other figure, 25% of the gross site area has been considered as the net developable area, recognising that the site is also identified within the SHLAA and that housing development is likely to require more land than employment development.

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST25	College (Snow Hill Building)	Etruria & Hanley	Brownfield	456	-	0	0.00
ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	Tunstall	Brownfield	-	51067	10.41	0
ST27	GSH House, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	-	0	0.15
ST28	Butters, Festival Way	Etruria & Hanley	Brownfield	-	-	0	0.00
ST29	Severn Trent Water Depot, Federation Rd, Burslem	Burslem Central	Brownfield	-	58415	1.72	0
ST30	Westport Road/Hall Street/Pack Horse Lane, Burslem	Burslem Central	Brownfield	-	51283	0.46	0
ST31	North of Cartlich Street (Tunstall Arrow)	Goldenhill & Sandyford	Brownfield	-	-	0	5.55
ST32	Former Brownhills Tileries, Harewood Street, Tunstall	Tunstall	Brownfield	145/213	-	0	12.58
ST33	Land off High Street, Tunstall	Tunstall	Brownfield	361	-	0	1.17
ST34	Chatterley Valley (Area 1)	Goldenhill & Sandyford	Greenfield	-	51067	3.08	0
ST35	Valley Works, Ravensdale, Tunstall	Tunstall	Brownfield	-	41662	10.30	0
ST36	Chatterley Valley (Area 3)	Tunstall	Brownfield	-	51067	1.05	0
ST37	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall	Greenfield	358	-	0	6.2
ST38	Chatterley Valley (Area 2)	Goldenhill & Sandyford	Greenfield	-	51067	3.11	0
ST39	Land off Scotia Road	Little Chell & Stanfield	Brownfield	-	-	0	1.37
ST40	Land between Huntilee Road and Scotia Road, Tunstall	Little Chell & Stanfield	Brownfield	351	-	0	8.27
ST41	Broad Street Area, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.74
ST42	Central Business District, Hanley	Etruria & Hanley	Brownfield	-	51551	3.20	0
ST43	Former Clarence Primary School, Sampson Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.43
ST44	Land off New Century St, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST45	Land at Century Street/Waterloo Road, Hanley	Etruria & Hanley	Brownfield	-	-	0	5.66
ST46	Sainsbury's, Etruria Road	Etruria & Hanley	Brownfield	-	-	0	0.00
ST47	140 Broad Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST48	Fuchs Lubricants, New Century Street, Hanley	Etruria & Hanley	Brownfield	-	56160	0.35	0
ST49	Unit 1 & 2, Hot Lane Industrial Estate	Moorcroft	Brownfield	-	55673	0.98	0
ST50	Royal Doulton, Burslem	Burslem Central	Brownfield	428	-	0	4.6
ST51	Holdcroft Honda, Sneyd Street, Cobridge	Moorcroft	Brownfield	-	56169	0.73	0
ST52	Former Focus DIY, Milburn Road, Cobridge	Moorcroft	Brownfield	-	-	0	0.00
ST53	Garth Street, Hanley	Birches Head & Central Forest Park	Brownfield	427	-	0	1.43
ST54	East and West Precincts, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST55	Trinity Street/Marsh Street North, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.24
ST57	Former Sub-Station, Bute Street, Fenton	Fenton East	Brownfield	-	52993	0.35	0
ST58	Ex Phoenix Timber, Foley Road, Longton	Fenton East	Brownfield	-	58642	1.62	0
ST59	Diamond Gimson Works, King Street, Fenton	Fenton West & Mount	Brownfield	-	59067	1.98	0.70

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
		Pleasant					
ST60	Fenpark Industrial Estate	Fenton East	Brownfield	-	51796	0.41	0
ST61	Berryhill Pottery	Fenton West & Mount Pleasant	Brownfield	391	-	0	10.3
ST62	Site at Clarence Road/Don Bur Service	Fenton East	Brownfield	-	57847, 56345	2.46	0
ST63	Mossfield Road	Bentilee & Uubberley	Brownfield	417	-	0	5.81
ST64	Shires Bathrooms, Uttoxeter Road	Broadway & Longton East	Brownfield	-	58794	1.48	0.09
ST65	Calvery Street and Lower Spring Road	Broadway & Longton East	Brownfield	226	-	0	0.00
ST66	Land at Mossfield Road/ Mossfield Industrial Estate	Sandford Hill	Greenfield	-	55884	0.60	0.95
ST67	Sandford Hill	Sandford Hill	Brownfield	-	-	0	0.00
ST68	Park Hall Business Village	Meir Hay	Brownfield	-	40779	0.59	0
ST69	Land at Junction of Park Hall Road/Anchor Road, Adderley Green	Meir Hay	Brownfield	311	-	0	1.4
ST70	Business Unit 1 (Recticel), Enterprise Way, Meir Park	Meir Park	Brownfield	-	-	0	0.00
ST71	Etruria Valley Phase 3a and 3b, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	56150, 56151	20.35	0
ST72	Etruria Valley Phase 2a, Forge Lane	Etruria & Hanley	Brownfield	-	57466	3.09	3.00
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	Etruria & Hanley	Brownfield	-	48426, 48428	2.82	0
ST74	Land at Clough Street, Hanley	Etruria & Hanley	Brownfield	354/387	-	0	2.80
Total Potential Employment Land Supply From Employment Land Review =							131.32

Option 2 - Urban Focus

Newcastle-under-Lyme

The sites that make up this option are the same as for option 1. This option can deliver a maximum of 71 hectares from 12 sites for Newcastle-under-Lyme. The site size ranges between 37.5 hectares and 0.03 hectares. The mean average site size is 5.9 hectares, but only 2 of the sites exceed this size. The largest 3 sites could deliver 78% of the hectares that make up this option. The sites can be characterised as a numerically large number of smaller, urban sites, the majority of which are less than 5 hectares in size. All of the sites have been identified through the ELR and have been put forward as SHLAA sites, therefore their suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL10	Former Wolstanton Colliery Stock Yard, West Ave, Wolstanton	Wolstanton	Brownfield	WS2	1.53
NL12	Heathcote St, Chesterton	Chesterton	Brownfield	CT13 CT22	0.03
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	Brownfield	HD21	1.40
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	Greenfield	SP9	0.27
NL34	Pepper St, Keele	Keele	Brownfield	KL16	0.35
NL36	Rowhurst Close, Chesterton	Chesterton	Greenfield	CT20 CT21	3.50
NL37	West Avenue, Kidsgrove	Butt Lane	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	Greenfield	BW19	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	Brownfield	BW19	37.53
Total Potential Employment Land Supply From Employment Land Review =					70.81

Stoke-on-Trent

The sites that make up the potential employment land supply under this option are also the same as Option 1. This amounts to up to 131 hectares. Where all or part of a site has approval for development, the overlapping site area has been deducted from the developable area identified by the Employment Land Review to ensure no duplication in potential employment land supply. At April 2016 there were a total of 155 hectares of available employment land committed through planning approval for employment development under this option. The resulting total potential supply of land for employment development under Option 2 is therefore 286 hectares. Where sites have also been put forward to be assessed within the SHLAA, their suitability for either housing or employment uses will be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST1	Former Johnson Matthey, Whittle Rd, Meir	Meir South	Brownfield	162	-	0	8.19
ST2	Meir Depot, Uttoxeter Road, Meir	Meir Park	Brownfield	657	-	0	1.67
ST4	Staffordshire House/Fenton 25	Fenton West & Mount Pleasant	Brownfield	-	46496	11.73	0
ST5	Cliffe Vale/Caradon Twyfords Excelsior Wks/Former Slimma	Hartshill & Basford	Brownfield	740	-	0	4.00
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ST8	West of Ivy House Road	Joiners Square	Brownfield	-	-	0	0.00
ST9	Gas Holder site, Etruscan St	Etruria & Hanley	Brownfield	-	-	0	0.94
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ST13	Building 94F, Stone Road, Trent Vale	Springfields & Trent Vale	Brownfield	-	-	0	0.00
ST14	City General Hospital/University Hospital of North Staffs	Penkull & Stoke	Brownfield	-	58753	22.60	0
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ST17	South Car Park, Stanley Matthews Way, Trentham Lakes	Hollybush & Longton West	Brownfield	-	-	0	0.74
ST18	Fenton Quarry	Hanley Park & Shelton	Brownfield	409	-	0	18.54
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ST20	Land at Whieldon Road	Boothens & Oakhill	Brownfield	147	-	0	0.00
ST21	Riverside Park off Campbell Road	Springfields & Trent Vale	Brownfield	-	-	0	0.8
ST22	The Campbell Centre	Springfields & Trent Vale	Brownfield	-	57148	5.32	0
ST23	Metaltek/Meighs Castings, Campbell Rd	Boothens & Oakhill	Brownfield	-	-	0	0.00
ST24	Cockshot Sidings, Shelton New Rd, Shelton	Hanley Park & Shelton	Brownfield	159	-	0	0.00

³ Remainder of site already previously completed for Dunelm distribution warehouse under 47531 and 54192

⁴ The Employment Land Review did not identify a net developable area for ST15 as it was "not known how much of it could be brought forward for employment development". It was however recommended to be considered for mixed use with a 'reasonable element of employment'. In the absence of any other figure, 25% of the gross site area has been considered as the net developable area, recognising that the site is also identified within the SHLAA and that housing development is likely to require more land than employment development.

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ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	Tunstall	Brownfield	-	51067	10.41	0
ST27	GSH House, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	-	0	0.15
ST28	Butters, Festival Way	Etruria & Hanley	Brownfield	-	-	0	0.00
ST29	Severn Trent Water Depot, Federation Rd, Burslem	Burslem Central	Brownfield	-	58415	1.72	0
ST30	Westport Road/Hall Street/Pack Horse Lane, Burslem	Burslem Central	Brownfield	-	51283	0.46	0
ST31	North of Cartlich Street (Tunstall Arrow)	Goldenhill & Sandyford	Brownfield	-	-	0	5.55
ST32	Former Brownhills Tileries, Harewood Street, Tunstall	Tunstall	Brownfield	145/213	-	0	12.58
ST33	Land off High Street, Tunstall	Tunstall	Brownfield	361	-	0	1.17
ST34	Chatterley Valley (Area 1)	Goldenhill & Sandyford	Greenfield	-	51067	3.08	0
ST35	Valley Works, Ravensdale, Tunstall	Tunstall	Brownfield	-	41662	10.30	0
ST36	Chatterley Valley (Area 3)	Tunstall	Brownfield	-	51067	1.05	0
ST37	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall	Greenfield	358	-	0	6.2
ST38	Chatterley Valley (Area 2)	Goldenhill & Sandyford	Greenfield	-	51067	3.11	0
ST39	Land off Scotia Road	Little Chell & Stanfield	Brownfield	-	-	0	1.37
ST40	Land between Huntilee Road and Scotia Road, Tunstall	Little Chell & Stanfield	Brownfield	351	-	0	8.27
ST41	Broad Street Area, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.74
ST42	Central Business District, Hanley	Etruria & Hanley	Brownfield	-	51551	3.20	0
ST43	Former Clarence Primary School, Sampson Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.43
ST44	Land off New Century St, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST45	Land at Century Street/Waterloo Road, Hanley	Etruria & Hanley	Brownfield	-	-	0	5.66
ST46	Sainsbury's, Etruria Road	Etruria & Hanley	Brownfield	-	-	0	0.00
ST47	140 Broad Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST48	Fuchs Lubricants, New Century Street, Hanley	Etruria & Hanley	Brownfield	-	56160	0.35	0
ST49	Unit 1 & 2, Hot Lane Industrial Estate	Moorcroft	Brownfield	-	55673	0.98	0
ST50	Royal Doulton, Burslem	Burslem Central	Brownfield	428	-	0	4.6
ST51	Holdcroft Honda, Sneyd Street, Cobridge	Moorcroft	Brownfield	-	56169	0.73	0
ST52	Former Focus DIY, Milburn Road, Cobridge	Moorcroft	Brownfield	-	-	0	0.00
ST53	Garth Street, Hanley	Birches Head & Central Forest Park	Brownfield	427	-	0	1.43
ST54	East and West Precincts, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST55	Trinity Street/Marsh Street North, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.24
ST57	Former Sub-Station, Bute Street, Fenton	Fenton East	Brownfield	-	52993	0.35	0
ST58	Ex Phoenix Timber, Foley Road, Longton	Fenton East	Brownfield	-	58642	1.62	0
ST59	Diamond Gimson Works, King Street, Fenton	Fenton West & Mount	Brownfield	-	59067	1.98	0.70

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
		Pleasant					
ST60	Fenpark Industrial Estate	Fenton East	Brownfield	-	51796	0.41	0
ST61	Berryhill Pottery	Fenton West & Mount Pleasant	Brownfield	391	-	0	10.3
ST62	Site at Clarence Road/Don Bur Service	Fenton East	Brownfield	-	57847, 56345	2.46	0
ST63	Mossfield Road	Bentilee & Ubbberley	Brownfield	417	-	0	5.81
ST64	Shires Bathrooms, Uttoxeter Road	Broadway & Longton East	Brownfield	-	58794	1.48	0.09
ST65	Calvery Street and Lower Spring Road	Broadway & Longton East	Brownfield	226	-	0	0.00
ST66	Land at Mossfield Road/ Mossfield Industrial Estate	Sandford Hill	Greenfield	-	55884	0.60	0.95
ST67	Sandford Hill	Sandford Hill	Brownfield	-	-	0	0.00
ST68	Park Hall Business Village	Meir Hay	Brownfield	-	40779	0.59	0
ST69	Land at Junction of Park Hall Road/Anchor Road, Adderley Green	Meir Hay	Brownfield	311	-	0	1.4
ST70	Business Unit 1 (Recticel), Enterprise Way, Meir Park	Meir Park	Brownfield	-	-	0	0.00
ST71	Etruria Valley Phase 3a and 3b, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	56150, 56151	20.35	0
ST72	Etruria Valley Phase 2a, Forge Lane	Etruria & Hanley	Brownfield	-	57466	3.09	3.00
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	Etruria & Hanley	Brownfield	-	48426, 48428	2.82	0
ST74	Land at Clough Street, Hanley	Etruria & Hanley	Brownfield	354/387	-	0	2.80
Total Potential Employment Land Supply From Employment Land Review =							131.32

Option 3 - Suburban Focus

Newcastle-under-Lyme

This option can deliver a maximum of 68 hectares from 10 sites for Newcastle-under-Lyme. The mean average site size is 6.6 hectares, but again only 2 of the sites exceed this size. The largest 3 sites are the same sites that are identified for Options 1 and 2, and could deliver 83% of the hectares that make up this option. Again, the sites can be characterised as a numerically large number of smaller, urban sites, the majority of which are less than 5 hectares in size. All of the sites have been identified through the ELR and have been put forward as SHLAA sites, therefore their suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL12	Heathcote St, Chesterton	Chesterton	Brownfield	CT13 CT22	0.03
NL17	Land at Brampton Road (corner of Brampton Road and Sandy Lane)	May Bank	Greenfield	MB1 MB3	1.35
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	Brownfield	HD21	1.40
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	Greenfield	SP9	0.27
NL37	West Avenue, Kidsgrove	Butt Lane	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	Greenfield	BW1	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	Brownfield	BW19	37.53
Total Potential Employment Land Supply From Employment Land Review =					66.78

Stoke-on-Trent

There are no Employment Land Review sites that fall within this option. There is one site with extant planning approval under this option that amounts to 0.53 hectares (rounded up to a whole hectare in the consultation document); Land at Bellerton Lane, Norton, which has approval for two B2/B8 buildings under planning approval 58098/FUL.

Option 4 - Combined Urban, Suburban and Rural Villages

Newcastle-under-Lyme

This option can deliver a maximum of 72 hectares from 12 sites for Newcastle-under-Lyme. The mean average site size is 6 hectares, but again only 2 of the sites exceed this size. The largest 3 sites are the same sites that are identified for Options 1, 2, and 3; and could deliver 71% of the hectares that make up this option. Again, the sites can be characterised as a numerically large number of smaller, urban sites, the majority of which are less than 5 hectares in size. All of the sites have been identified through the ELR and have been put forward as SHLAA sites, therefore their suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL10	Former Wolstanton Colliery Stock Yard, West Ave, Wolstanton	Wolstanton	Brownfield	WS2	1.53
NL12	Heathcote St, Chesterton	Chesterton	Brownfield	CT13 CT22	0.03
NL17	Land at Brampton Road (corner of Brampton Road and Sandy Lane)	May Bank	Greenfield	MB1 MB3	1.35
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	Brownfield	HD21	1.40
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	Greenfield	SP9	0.27
NL36	Rowhurst Close, Chesterton	Chesterton	Greenfield	CT20 CT21	3.50
NL37	West Avenue, Kidsgrove	Butt Lane	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	Greenfield	BW1	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	Brownfield	BW19	37.53
Total Potential Employment Land Supply From Employment Land Review =					71.81

Stoke-on-Trent

The sites that make up the potential employment land supply under this option are the same as Options 1 and 2. This amounts to up to 131 hectares. Where all or part of a site has approval for development, the overlapping site area has been deducted from the developable area identified by the Employment Land Review to ensure no duplication in potential employment land supply. At April 2016 there were a total of 155 hectares of available employment land committed through planning approval for employment development under this option. The resulting total potential supply of land for employment development under Option 4 is therefore 286 hectares. Where sites have also been put forward to be assessed within the SHLAA, their suitability for either housing or employment uses will be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST1	Former Johnson Matthey, Whittle Rd, Meir	Meir South	Brownfield	162	-	0	8.19
ST2	Meir Depot, Uttoxeter Road, Meir	Meir Park	Brownfield	657	-	0	1.67
ST4	Staffordshire House/Fenton 25	Fenton West & Mount Pleasant	Brownfield	-	46496	11.73	0
ST5	Cliffe Vale/Caradon Twyfords Excelsior Wks/Former Slimma	Hartshill & Basford	Brownfield	740	-	0	4.00
ST7	Bridgewater Pottery and surrounding land, Lichfield St	Joiners Square	Brownfield	152	-	0	1.8
ST8	West of Ivy House Road	Joiners Square	Brownfield	-	-	0	0.00
ST9	Gas Holder site, Etruscan St	Etruria & Hanley	Brownfield	-	-	0	0.94
ST10	Hewitts, Victoria Rd, Fenton	Fenton West & Mount Pleasant	Brownfield	-	-	0	0.00
ST11	Sideway/Radial Park	Hanford & Trentham	Brownfield	-	58691, 59205	15.56	0 ⁵
ST12	Trentham Lakes North	Hollybush & Longton West	Brownfield	-	39499	5.86	0
ST13	Building 94F, Stone Road, Trent Vale	Springfields & Trent Vale	Brownfield	-	-	0	0.00
ST14	City General Hospital/University Hospital of North Staffs	Penkull & Stoke	Brownfield	-	58753	22.60	0
ST15	Wilson Rd, Hanford	Hanford & Trentham	Greenfield	390	-	0	17.5 ⁶
ST16	Trentham Lakes South, incl. plot at Trentham Lakes North	Blurton West & Newstead	Brownfield	-	55378	8.08	0
ST17	South Car Park, Stanley Matthews Way, Trentham Lakes	Hollybush & Longton West	Brownfield	-	-	0	0.74
ST18	Fenton Quarry	Hanley Park & Shelton	Brownfield	409	-	0	18.54
ST19	Site off Whieldon Road	Boothens & Oakhill	Brownfield	151	-	0	3.70
ST20	Land at Whieldon Road	Boothens & Oakhill	Brownfield	147	-	0	0.00
ST21	Riverside Park off Campbell Road	Springfields & Trent Vale	Brownfield	-	-	0	0.8
ST22	The Campbell Centre	Springfields & Trent Vale	Brownfield	-	57148	5.32	0
ST23	Metaltek/Meighs Castings, Campbell Rd	Boothens & Oakhill	Brownfield	-	-	0	0.00
ST24	Cockshot Sidings, Shelton New Rd, Shelton	Hanley Park & Shelton	Brownfield	159	-	0	0.00

⁵ Remainder of site already previously completed for Dunelm distribution warehouse under 47531 and 54192

⁶ The Employment Land Review did not identify a net developable area for ST15 as it was "not known how much of it could be brought forward for employment development". It was however recommended to be considered for mixed use with a 'reasonable element of employment'. In the absence of any other figure, 25% of the gross site area has been considered as the net developable area, recognising that the site is also identified within the SHLAA and that housing development is likely to require more land than employment development.

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST25	College (Snow Hill Building)	Etruria & Hanley	Brownfield	456	-	0	0.00
ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	Tunstall	Brownfield	-	51067	10.41	0
ST27	GSH House, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	-	0	0.15
ST28	Butters, Festival Way	Etruria & Hanley	Brownfield	-	-	0	0.00
ST29	Severn Trent Water Depot, Federation Rd, Burslem	Burslem Central	Brownfield	-	58415	1.72	0
ST30	Westport Road/Hall Street/Pack Horse Lane, Burslem	Burslem Central	Brownfield	-	51283	0.46	0
ST31	North of Cartlich Street (Tunstall Arrow)	Goldenhill & Sandyford	Brownfield	-	-	0	5.55
ST32	Former Brownhills Tileries, Harewood Street, Tunstall	Tunstall	Brownfield	145/213	-	0	12.58
ST33	Land off High Street, Tunstall	Tunstall	Brownfield	361	-	0	1.17
ST34	Chatterley Valley (Area 1)	Goldenhill & Sandyford	Greenfield	-	51067	3.08	0
ST35	Valley Works, Ravensdale, Tunstall	Tunstall	Brownfield	-	41662	10.30	0
ST36	Chatterley Valley (Area 3)	Tunstall	Brownfield	-	51067	1.05	0
ST37	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall	Greenfield	358	-	0	6.2
ST38	Chatterley Valley (Area 2)	Goldenhill & Sandyford	Greenfield	-	51067	3.11	0
ST39	Land off Scotia Road	Little Chell & Stanfield	Brownfield	-	-	0	1.37
ST40	Land between Huntilee Road and Scotia Road, Tunstall	Little Chell & Stanfield	Brownfield	351	-	0	8.27
ST41	Broad Street Area, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.74
ST42	Central Business District, Hanley	Etruria & Hanley	Brownfield	-	51551	3.20	0
ST43	Former Clarence Primary School, Sampson Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.43
ST44	Land off New Century St, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST45	Land at Century Street/Waterloo Road, Hanley	Etruria & Hanley	Brownfield	-	-	0	5.66
ST46	Sainsbury's, Etruria Road	Etruria & Hanley	Brownfield	-	-	0	0.00
ST47	140 Broad Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST48	Fuchs Lubricants, New Century Street, Hanley	Etruria & Hanley	Brownfield	-	56160	0.35	0
ST49	Unit 1 & 2, Hot Lane Industrial Estate	Moorcroft	Brownfield	-	55673	0.98	0
ST50	Royal Doulton, Burslem	Burslem Central	Brownfield	428	-	0	4.6
ST51	Holdcroft Honda, Sneyd Street, Cobridge	Moorcroft	Brownfield	-	56169	0.73	0
ST52	Former Focus DIY, Milburn Road, Cobridge	Moorcroft	Brownfield	-	-	0	0.00
ST53	Garth Street, Hanley	Birches Head & Central Forest Park	Brownfield	427	-	0	1.43
ST54	East and West Precincts, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST55	Trinity Street/Marsh Street North, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.24
ST57	Former Sub-Station, Bute Street, Fenton	Fenton East	Brownfield	-	52993	0.35	0
ST58	Ex Phoenix Timber, Foley Road, Longton	Fenton East	Brownfield	-	58642	1.62	0
ST59	Diamond Gimson Works, King Street, Fenton	Fenton West & Mount	Brownfield	-	59067	1.98	0.70

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
		Pleasant					
ST60	Fenpark Industrial Estate	Fenton East	Brownfield	-	51796	0.41	0
ST61	Berryhill Pottery	Fenton West & Mount Pleasant	Brownfield	391	-	0	10.3
ST62	Site at Clarence Road/Don Bur Service	Fenton East	Brownfield	-	57847, 56345	2.46	0
ST63	Mossfield Road	Bentilee & Ubbertley	Brownfield	417	-	0	5.81
ST64	Shires Bathrooms, Uttoxeter Road	Broadway & Longton East	Brownfield	-	58794	1.48	0.09
ST65	Calvery Street and Lower Spring Road	Broadway & Longton East	Brownfield	226	-	0	0.00
ST66	Land at Mossfield Road/ Mossfield Industrial Estate	Sandford Hill	Greenfield	-	55884	0.60	0.95
ST67	Sandford Hill	Sandford Hill	Brownfield	-	-	0	0.00
ST68	Park Hall Business Village	Meir Hay	Brownfield	-	40779	0.59	0
ST69	Land at Junction of Park Hall Road/Anchor Road, Adderley Green	Meir Hay	Brownfield	311	-	0	1.4
ST70	Business Unit 1 (Recticel), Enterprise Way, Meir Park	Meir Park	Brownfield	-	-	0	0.00
ST71	Etruria Valley Phase 3a and 3b, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	56150, 56151	20.35	0
ST72	Etruria Valley Phase 2a, Forge Lane	Etruria & Hanley	Brownfield	-	57466	3.09	3.00
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	Etruria & Hanley	Brownfield	-	48426, 48428	2.82	0
ST74	Land at Clough Street, Hanley	Etruria & Hanley	Brownfield	354/387	-	0	2.80
Total Potential Employment Land Supply From Employment Land Review =							131.32

Option 5 - Combined (Option 4) + Scattered Development in the Open Countryside and Green Belt.

Newcastle-under-Lyme

This option brings in sites located in the Green Belt and the wider countryside. It can deliver a maximum of 334 hectares from 27 sites for Newcastle-under-Lyme. The mean average site area is 12.5 hectares, and 10 the sites exceed this size. An area of 72 hectares is identified not within the Green Belt, the same sites as identified under Option 4; with a further 262 within the Green Belt. All of the sites were identified in the ELR, and all but one has been identified within the SHLAA report, and that site lies within the Green Belt.

The largest 3 sites are all located within the Green Belt and each is over 40 hectares in site area; and together those 3 could deliver 38% of the site area that makes up this option. The character of the sites in this option is different to those identified in the previous options. They can be characterised by a greater range of site areas from 45 hectares down to 0.03 hectares; and generally much larger in area. This Option identifies a greater range of sites, gives far greater capacity to meet and exceed the Employment OAN. The Local Plan would need to demonstrate exceptional circumstances to release the sites from the Green Belt and bring forward site allocations into the Joint Local Plan. The suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Green Belt	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL10	Former Wolstanton Colliery Stock Yard, West Ave, Wolstanton	Wolstanton	No	Brownfield	WS2	1.53
NL11	Great Oak	Audley /Bignall End and Talke	Yes	Greenfield	TK19	34.88
NL12	Heathcote St, Chesterton	Chesterton	No	Brownfield	CT13 CT22	0.03
NL13	High Carr Colliery	Bradwell	Yes	Greenfield	BW2	13.40
NL14	High Carr, Chesterton	Bradwell	Yes	Greenfield	BW3 BW4	16.65
NL15	Jamage South	Talke	Yes	Greenfield	TK18	40.28
NL16	Land adjoining A500 & M6 (J16)	Audley and Bignall End	Yes	Greenfield	AB2	17.15
NL17	Land at Brampton Road (corner of Brampton Road and Sandy Lane)	May Bank	No	Greenfield	MB1 MB3	1.35
NL20	Land at Oaktree Lane, Talke	Talke	Yes	Greenfield	No	0.89
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	No	Brownfield	HD21	1.40
NL22	Land north of Audley	Audley and Bignall End	Yes	Greenfield	AB6	45.11
NL23	Land off Alsager Road and A500	Audley and Bignall End	Yes	Greenfield	AB4	4.29
NL24	Land to S&E of New Development Site, Keele (KSP4)	Keele	Yes	Greenfield	KL14 KL15	12.15
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	No	Greenfield	SP9	0.27
NL30	Lowlands Road, Ravensdale	Ravenscliffe	Yes	Greenfield	RC8	3.31
NL34	Pepper St, Keele	Keele	Yes	Brownfield	KL16	0.35
NL35	Red Street	Chesterton and Talke	Yes	Greenfield	CT1	24.93
NL36	Rowhurst Close, Chesterton	Chesterton	No	Greenfield	CT20 CT21	3.50

ELR Site Reference	Address	Ward	Green Belt	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL37	West Avenue, Kidsgrove	Butt Lane	No	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	No	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	No	Greenfield	BW1	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	No	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	No	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	No	Brownfield	BW19	37.53
NL7	Eardley End Area A	Audley and Bignall End	Yes	Greenfield	AB1	43.49
NL8	Eardley End Area C	Audley and Bignall End	Yes	Greenfield	AB3	1.79
NL9	Eardley End Area D	Audley and Bignall End	Yes	Greenfield	AB5	3.52
Total Potential Employment Land Supply From Employment Land Review =						334

Stoke-on-Trent

This option can deliver up to 143 hectares in Stoke-on-Trent. Where all or part of a site has approval for development, the overlapping site area has been deducted from the developable area identified by the Employment Land Review to ensure no duplication in potential employment land supply. At April 2016 there were a total of 155 hectares of available employment land committed through planning approval for employment development under this option. The resulting total potential supply of land for employment development under Option 5 is therefore 298 hectares. Where sites have also been put forward to be assessed within the SHLAA, their suitability for either housing or employment uses will be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Greenfield/ Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST1	Former Johnson Matthey, Whittle Rd, Meir	Meir South	Brownfield	162	-	0	8.19
ST2	Meir Depot, Uttoxeter Road, Meir	Meir Park	Brownfield	657	-	0	1.67
ST4	Staffordshire House/Fenton 25	Fenton West & Mount Pleasant	Brownfield	-	46496	11.73	0
ST5	Cliffe Vale/Caradon Twyford Excelsior Wks/Former Slimma	Hartshill & Basford	Brownfield	740	-	0	4.00
ST6	Newstead Trading Estate	Blurton West & Newstead	Greenfield	-	-	0	11.65
ST7	Bridgewater Pottery and surrounding land, Lichfield St	Joiners Square	Brownfield	152	-	0	1.8
ST8	West of Ivy House Road	Joiners Square	Brownfield	-	-	0	0.00
ST9	Gas Holder site, Etruscan St	Etruria & Hanley	Brownfield	-	-	0	0.94

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST10	Hewitts, Victoria Rd, Fenton	Fenton West & Mount Pleasant	Brownfield	-	-	0	0.00
ST11	Sideway/Radial Park	Hanford & Trentham	Brownfield	-	58691, 59205	15.56	0 ⁷
ST12	Trentham Lakes North	Hollybush & Longton West	Brownfield	-	39499	5.86	0
ST13	Building 94F, Stone Road, Trent Vale	Springfields & Trent Vale	Brownfield	-	-	0	0.00
ST14	City General Hospital/University Hospital of North Staffs	Penkhull & Stoke	Brownfield	-	58753	22.60	0
ST15	Wilson Rd, Hanford	Hanford & Trentham	Greenfield	390	-	0	17.5 ⁸
ST16	Trentham Lakes South, incl. plot at Trentham Lakes North	Blurton West & Newstead	Brownfield	-	55378	8.08	0
ST17	South Car Park, Stanley Matthews Way, Trentham Lakes	Hollybush & Longton West	Brownfield	-	-	0	0.74
ST18	Fenton Quarry	Hanley Park & Shelton	Brownfield	409	-	0	18.54
ST19	Site off Whieldon Road	Boothens & Oakhill	Brownfield	151	-	0	3.70
ST20	Land at Whieldon Road	Boothens & Oakhill	Brownfield	147	-	0	0.00
ST21	Riverside Park off Campbell Road	Springfields & Trent Vale	Brownfield	-	-	0	0.8
ST22	The Campbell Centre	Springfields & Trent Vale	Brownfield	-	57148	5.32	0
ST23	Metaltek/Meighs Castings, Campbell Rd	Boothens & Oakhill	Brownfield	-	-	0	0.00
ST24	Cockshot Sidings, Shelton New Rd, Shelton	Hanley Park & Shelton	Brownfield	159	-	0	0.00
ST25	College (Snow Hill Building)	Etruria & Hanley	Brownfield	456	-	0	0.00
ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	Tunstall	Brownfield	-	51067	10.41	0
ST27	GSH House, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	-	0	0.15
ST28	Butters, Festival Way	Etruria & Hanley	Brownfield	-	-	0	0.00
ST29	Severn Trent Water Depot, Federation Rd, Burslem	Burslem Central	Brownfield	-	58415	1.72	0
ST30	Westport Road/Hall Street/Pack Horse Lane, Burslem	Burslem Central	Brownfield	-	51283	0.46	0
ST31	North of Cartlich Street (Tunstall Arrow)	Goldenhill & Sandyford	Brownfield	-	-	0	5.55
ST32	Former Brownhills Tileries, Harewood Street, Tunstall	Tunstall	Brownfield	145/213	-	0	12.58
ST33	Land off High Street, Tunstall	Tunstall	Brownfield	361	-	0	1.17

⁷ Remainder of site already previously completed for Dunelm distribution warehouse under 47531 and 54192

⁸ The Employment Land Review did not identify a net developable area for ST15 as it was "not known how much of it could be brought forward for employment development". It was however recommended to be considered for mixed use with a 'reasonable element of employment'. In the absence of any other figure, 25% of the gross site area has been considered as the net developable area, recognising that the site is also identified within the SHLAA and that housing development is likely to require more land than employment development.

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST34	Chatterley Valley (Area 1)	Goldenhill & Sandyford	Greenfield	-	51067	3.08	0
ST35	Valley Works, Ravensdale, Tunstall	Tunstall	Brownfield	-	41662	10.30	0
ST36	Chatterley Valley (Area 3)	Tunstall	Brownfield	-	51067	1.05	0
ST37	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall	Greenfield	358	-	0	6.2
ST38	Chatterley Valley (Area 2)	Goldenhill & Sandyford	Greenfield	-	51067	3.11	0
ST39	Land off Scotia Road	Little Chell & Stanfield	Brownfield	-	-	0	1.37
ST40	Land between Huntilee Road and Scotia Road, Tunstall	Little Chell & Stanfield	Brownfield	351	-	0	8.27
ST41	Broad Street Area, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.74
ST42	Central Business District, Hanley	Etruria & Hanley	Brownfield	-	51551	3.20	0
ST43	Former Clarence Primary School, Sampson Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.43
ST44	Land off New Century St, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST45	Land at Century Street/Waterloo Road, Hanley	Etruria & Hanley	Brownfield	-	-	0	5.66
ST46	Sainsbury's, Etruria Road	Etruria & Hanley	Brownfield	-	-	0	0.00
ST47	140 Broad Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST48	Fuchs Lubricants, New Century Street, Hanley	Etruria & Hanley	Brownfield	-	56160	0.35	0
ST49	Unit 1 & 2, Hot Lane Industrial Estate	Moorcroft	Brownfield	-	55673	0.98	0
ST50	Royal Doulton, Burslem	Burslem Central	Brownfield	428	-	0	4.6
ST51	Holdcroft Honda, Sneyd Street, Cobridge	Moorcroft	Brownfield	-	56169	0.73	0
ST52	Former Focus DIY, Milburn Road, Cobridge	Moorcroft	Brownfield	-	-	0	0.00
ST53	Garth Street, Hanley	Birches Head & Central Forest Park	Brownfield	427	-	0	1.43
ST54	East and West Precincts, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST55	Trinity Street/Marsh Street North, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.24
ST56	Chatterley Whitfield	Baddeley, Milton & Norton	Brownfield	-	43466	12.35	0
ST57	Former Sub-Station, Bute Street, Fenton	Fenton East	Brownfield	-	52993	0.35	0
ST58	Ex Phoenix Timber, Foley Road, Longton	Fenton East	Brownfield	-	58642	1.62	0
ST59	Diamond Gimson Works, King Street, Fenton	Fenton West & Mount Pleasant	Brownfield	-	59067	1.98	0.70
ST60	Fenpark Industrial Estate	Fenton East	Brownfield	-	51796	0.41	0
ST61	Berryhill Pottery	Fenton West & Mount Pleasant	Brownfield	391	-	0	10.3
ST62	Site at Clarence Road/Don Bur Service	Fenton East	Brownfield	-	57847, 56345	2.46	0
ST63	Mossfield Road	Bentilee & Ubberley	Brownfield	417	-	0	5.81
ST64	Shires Bathrooms, Uttoxeter Road	Broadway & Longton	Brownfield	-	58794	1.48	0.09

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
		East					
ST65	Calvery Street and Lower Spring Road	Broadway & Longton East	Brownfield	226	-	0	0.00
ST66	Land at Mossfield Road/ Mossfield Industrial Estate	Sandford Hill	Greenfield	-	55884	0.60	0.95
ST67	Sandford Hill	Sandford Hill	Brownfield	-	-	0	0.00
ST68	Park Hall Business Village	Meir Hay	Brownfield	-	40779	0.59	0
ST69	Land at Junction of Park Hall Road/Anchor Road, Adderley Green	Meir Hay	Brownfield	311	-	0	1.4
ST70	Business Unit 1 (Recticel), Enterprise Way, Meir Park	Meir Park	Brownfield	-	-	0	0.00
ST71	Etruria Valley Phase 3a and 3b, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	56150, 56151	20.35	0
ST72	Etruria Valley Phase 2a, Forge Lane	Etruria & Hanley	Brownfield	-	57466	3.09	3.00
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	Etruria & Hanley	Brownfield	-	48426, 48428	2.82	0
ST74	Land at Clough Street, Hanley	Etruria & Hanley	Brownfield	354/387	-	0	2.80
Total Potential Employment Land Supply From Employment Land Review =							142.97

Option 6 Combined (Option 4) + Major Urban & Rural Extensions in the Countryside and Green Belt

Newcastle-under-Lyme

This option brings in sites located in the Green Belt and the wider countryside. The range of sites is the same as identified for Option 5. This Option can deliver a maximum of 334 hectares from 27 sites for Newcastle-under-Lyme. The mean average site area is 12.5 hectares, and 10 the sites exceed this size. An area of 72 hectares is identified not within the Green Belt, the same sites as identified under Option 4; with a further 262 within the Green Belt. All of the sites were identified in the ELR, and all but one has been identified within the SHLAA report, and that site lies within the Green Belt.

The largest 3 sites are all located within the Green Belt and each is over 40 hectares in site area; and together those 3 could deliver 38% of the site area that makes up this option. The character of the sites in this option is different to those identified in Options 1 to 4. They can be characterised by a greater range of site areas from 45 hectares down to 0.03 hectares; and generally much larger in area. This Option identifies a greater range of sites, gives far greater capacity to meet the Employment OAN. Exceptional circumstances would need to be demonstrated in order to be able to justify making choices about which sites to bring forward for Preferred Options. Therefore their suitability for either housing or employment uses will need to be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Green Belt	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL10	Former Wolstanton Colliery Stock Yard, West Ave, Wolstanton	Wolstanton	No	Brownfield	WS2	1.53
NL11	Great Oak	Audley /Bignall End and Talke	Yes	Greenfield	TK19	34.88
NL12	Heathcote St, Chesterton	Chesterton	No	Brownfield	CT13 CT22	0.03
NL13	High Carr Colliery	Bradwell	Yes	Greenfield	BW2	13.40
NL14	High Carr, Chesterton	Bradwell	Yes	Greenfield	BW3 BW4	16.65
NL15	Jamage South	Talke	Yes	Greenfield	TK18	40.28
NL16	Land adjoining A500 & M6 (J16)	Audley and Bignall End	Yes	Greenfield	AB2	17.15
NL17	Land at Brampton Road (corner of Brampton Road and Sandy Lane)	May Bank	No	Greenfield	MB1 MB3	1.35
NL20	Land at Oaktree Lane, Talke	Talke	Yes	Greenfield	No	0.89
NL21	Land between Lower Milehouse Lane and Brymbo Road	Cross Heath	No	Brownfield	HD21	1.40
NL22	Land north of Audley	Audley and Bignall End	Yes	Greenfield	AB6	45.11
NL23	Land off Alsager Road and A500	Audley and Bignall End	Yes	Greenfield	AB4	4.29
NL24	Land to S&E of New Development Site, Keele (KSP4)	Keele	Yes	Greenfield	KL14 KL15	12.15
NL3	Silverdale Business Park, Cemetery Road, Silverdale	Silverdale and Parkside	No	Greenfield	SP9	0.27
NL30	Lowlands Road, Ravensdale	Ravenscliffe	Yes	Greenfield	RC8	3.31
NL34	Pepper St, Keele	Keele	Yes	Brownfield	KL16	0.35
NL35	Red Street	Chesterton and Talke	Yes	Greenfield	CT1	24.93

ELR Site Reference	Address	Ward	Green Belt	Brownfield/ Greenfield	SHLAA Number	Remaining Net Developable Area (Ha)
NL36	Rowhurst Close, Chesterton	Chesterton	No	Greenfield	CT20 CT21	3.50
NL37	West Avenue, Kidsgrove	Butt Lane	No	Brownfield	BL7	2.05
NL38	Land off Linley Road, Kidsgrove	Kidsgrove	No	Brownfield	BL22	3.56
NL4	Chatterley Valley (east of mainline), Chatterley	Bradwell	No	Greenfield	BW1	5.49
NL40	Keele Science Park Phase 3, University of Keele	Keele	No	Greenfield	KL13	12.54
NL43	Chemical Lane Site	Bradwell	No	Greenfield	BW5	2.56
NL5	Chatterley Valley (west of mainline), Chatterley	Bradwell	No	Brownfield	BW19	37.53
NL7	Eardley End Area A	Audley and Bignall End	Yes	Greenfield	AB1	43.49
NL8	Eardley End Area C	Audley and Bignall End	Yes	Greenfield	AB3	1.79
NL9	Eardley End Area D	Audley and Bignall End	Yes	Greenfield	AB5	3.52
Total Potential Employment Land Supply From Employment Land Review =						334

Stoke-on-Trent

This option can deliver up to 143 hectares in Stoke-on-Trent. Where all or part of a site has approval for development, the overlapping site area has been deducted from the developable area identified by the Employment Land Review to ensure no duplication in potential employment land supply. At April 2016 there were a total of 155 hectares of available employment land committed through planning approval for employment development under this option. The resulting total potential supply of land for employment development under Option 6 is therefore 298 hectares. Where sites have also been put forward to be assessed within the SHLAA, their suitability for either housing or employment uses will be considered as the Joint Local Plan progresses.

ELR Site Reference	Address	Ward	Greenfield/ Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST1	Former Johnson Matthey, Whittle Rd, Meir	Meir South	Brownfield	162	-	0	8.19
ST2	Meir Depot, Uttoxeter Road, Meir	Meir Park	Brownfield	657	-	0	1.67
ST4	Staffordshire House/Fenton 25	Fenton West & Mount Pleasant	Brownfield	-	46496	11.73	0
ST5	Cliffe Vale/Caradon Twyfords Excelsior Wks/Formal Slimma	Hartshill & Basford	Brownfield	740	-	0	4.00
ST6	Newstead Trading Estate	Blurton West & Newstead	Greenfield	-	-	0	11.65
ST7	Bridgewater Pottery and surrounding land, Lichfield St	Joiners Square	Brownfield	152	-	0	1.8
ST8	West of Ivy House Road	Joiners Square	Brownfield	-	-	0	0.00

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST9	Gas Holder site, Etruscan St	Etruria & Hanley	Brownfield	-	-	0	0.94
ST10	Hewitts, Victoria Rd, Fenton	Fenton West & Mount Pleasant	Brownfield	-	-	0	0.00
ST11	Sideway/Radial Park	Hanford & Trentham	Brownfield	-	58691, 59205	15.56	0 ⁹
ST12	Trentham Lakes North	Hollybush & Longton West	Brownfield	-	39499	5.86	0
ST13	Building 94F, Stone Road, Trent Vale	Springfields & Trent Vale	Brownfield	-	-	0	0.00
ST14	City General Hospital/University Hospital of North Staffs	Penkhull & Stoke	Brownfield	-	58753	22.60	0
ST15	Wilson Rd, Hanford	Hanford & Trentham	Greenfield	390	-	0	17.5 ¹⁰
ST16	Trentham Lakes South, incl. plot at Trentham Lakes North	Blurton West & Newstead	Brownfield	-	55378	8.08	0
ST17	South Car Park, Stanley Matthews Way, Trentham Lakes	Hollybush & Longton West	Brownfield	-	-	0	0.74
ST18	Fenton Quarry	Hanley Park & Shelton	Brownfield	409	-	0	18.54
ST19	Site off Whieldon Road	Boothens & Oakhill	Brownfield	151	-	0	3.70
ST20	Land at Whieldon Road	Boothens & Oakhill	Brownfield	147	-	0	0.00
ST21	Riverside Park off Campbell Road	Springfields & Trent Vale	Brownfield	-	-	0	0.8
ST22	The Campbell Centre	Springfields & Trent Vale	Brownfield	-	57148	5.32	0
ST23	Metaltek/Meighs Castings, Campbell Rd	Boothens & Oakhill	Brownfield	-	-	0	0.00
ST24	Cockshot Sidings, Shelton New Rd, Shelton	Hanley Park & Shelton	Brownfield	159	-	0	0.00
ST25	College (Snow Hill Building)	Etruria & Hanley	Brownfield	456	-	0	0.00
ST26	Chatterley Valley (Area 6): Tunstall Sewage Works	Tunstall	Brownfield	-	51067	10.41	0
ST27	GSH House, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	-	0	0.15
ST28	Butters, Festival Way	Etruria & Hanley	Brownfield	-	-	0	0.00
ST29	Severn Trent Water Depot, Federation Rd, Burslem	Burslem Central	Brownfield	-	58415	1.72	0
ST30	Westport Road/Hall Street/Pack Horse Lane, Burslem	Burslem Central	Brownfield	-	51283	0.46	0
ST31	North of Cartlich Street (Tunstall Arrow)	Goldenhill & Sandyford	Brownfield	-	-	0	5.55
ST32	Former Brownhills Tileries, Harewood Street, Tunstall	Tunstall	Brownfield	145/213	-	0	12.58

⁹ Remainder of site already previously completed for Dunelm distribution warehouse under 47531 and 54192

¹⁰ The Employment Land Review did not identify a net developable area for ST15 as it was "not known how much of it could be brought forward for employment development". It was however recommended to be considered for mixed use with a 'reasonable element of employment'. In the absence of any other figure, 25% of the gross site area has been considered as the net developable area, recognising that the site is also identified within the SHLAA and that housing development is likely to require more land than employment development.

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST33	Land off High Street, Tunstall	Tunstall	Brownfield	361	-	0	1.17
ST34	Chatterley Valley (Area 1)	Goldenhill & Sandyford	Greenfield	-	51067	3.08	0
ST35	Valley Works, Ravensdale, Tunstall	Tunstall	Brownfield	-	41662	10.30	0
ST36	Chatterley Valley (Area 3)	Tunstall	Brownfield	-	51067	1.05	0
ST37	Former Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall	Greenfield	358	-	0	6.2
ST38	Chatterley Valley (Area 2)	Goldenhill & Sandyford	Greenfield	-	51067	3.11	0
ST39	Land off Scotia Road	Little Chell & Stanfield	Brownfield	-	-	0	1.37
ST40	Land between Huntilee Road and Scotia Road, Tunstall	Little Chell & Stanfield	Brownfield	351	-	0	8.27
ST41	Broad Street Area, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.74
ST42	Central Business District, Hanley	Etruria & Hanley	Brownfield	-	51551	3.20	0
ST43	Former Clarence Primary School, Sampson Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.43
ST44	Land off New Century St, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST45	Land at Century Street/Waterloo Road, Hanley	Etruria & Hanley	Brownfield	-	-	0	5.66
ST46	Sainsbury's, Etruria Road	Etruria & Hanley	Brownfield	-	-	0	0.00
ST47	140 Broad Street, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST48	Fuchs Lubricants, New Century Street, Hanley	Etruria & Hanley	Brownfield	-	56160	0.35	0
ST49	Unit 1 & 2, Hot Lane Industrial Estate	Moorcroft	Brownfield	-	55673	0.98	0
ST50	Royal Doulton, Burslem	Burslem Central	Brownfield	428	-	0	4.6
ST51	Holdcroft Honda, Sneyd Street, Cobridge	Moorcroft	Brownfield	-	56169	0.73	0
ST52	Former Focus DIY, Milburn Road, Cobridge	Moorcroft	Brownfield	-	-	0	0.00
ST53	Garth Street, Hanley	Birches Head & Central Forest Park	Brownfield	427	-	0	1.43
ST54	East and West Precincts, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.00
ST55	Trinity Street/Marsh Street North, Hanley	Etruria & Hanley	Brownfield	-	-	0	0.24
ST57	Former Sub-Station, Bute Street, Fenton	Fenton East	Brownfield	-	52993	0.35	0
ST58	Ex Phoenix Timber, Foley Road, Longton	Fenton East	Brownfield	-	58642	1.62	0
ST59	Diamond Gimson Works, King Street, Fenton	Fenton West & Mount Pleasant	Brownfield	-	59067	1.98	0.70
ST60	Fenpark Industrial Estate	Fenton East	Brownfield	-	51796	0.41	0
ST61	Berryhill Pottery	Fenton West & Mount Pleasant	Brownfield	391	-	0	10.3
ST62	Site at Clarence Road/Don Bur Service	Fenton East	Brownfield	-	57847, 56345	2.46	0
ST63	Mossfield Road	Bentilee & Ubbberley	Brownfield	417	-	0	5.81
ST64	Shires Bathrooms, Uttoxeter Road	Broadway & Longton East	Brownfield	-	58794	1.48	0.09

Classification: NULBC UNCLASSIFIED

ELR Site Reference	Address	Ward	Greenfield/Brownfield	SHLAA Number	Approved Planning Application	Site Area Approved (ha)	Remaining Net Developable Area (ha)
ST65	Calvery Street and Lower Spring Road	Broadway & Longton East	Brownfield	226	-	0	0.00
ST66	Land at Mossfield Road/ Mossfield Industrial Estate	Sandford Hill	Greenfield	-	55884	0.60	0.95
ST67	Sandford Hill	Sandford Hill	Brownfield	-	-	0	0.00
ST68	Park Hall Business Village	Meir Hay	Brownfield	-	40779	0.59	0
ST69	Land at Junction of Park Hall Road/Anchor Road, Adderley Green	Meir Hay	Brownfield	311	-	0	1.4
ST70	Business Unit 1 (Recticel), Enterprise Way, Meir Park	Meir Park	Brownfield	-	-	0	0.00
ST71	Etruria Valley Phase 3a and 3b, Forge Lane, Etruria	Etruria & Hanley	Brownfield	-	56150, 56151	20.35	0
ST72	Etruria Valley Phase 2a, Forge Lane	Etruria & Hanley	Brownfield	-	57466	3.09	3.00
ST73	Wades, Trade Park 4, Hanley Economic and Festival Court	Etruria & Hanley	Brownfield	-	48426, 48428	2.82	0
ST74	Land at Clough Street, Hanley	Etruria & Hanley	Brownfield	354/387	-	0	2.80
Total Potential Employment Land Supply From Employment Land Review =							142.97