



Appendix 3

Site Assessment Proformas

Developable Supply (6-15 Years)

Site Details

Site address: **Land at Wedgwood Avenue, Wood Lane**Deliverable site SHELAA number: **AB29**Developable site Ward: **Audley**Gross Site Area (Ha): **0.16**Estimated Potential Capacity: **6**Greenfield or brownfield **Brownfield**Density applied (dph): **30**Site Gross Capacity: **6**Land Owner **Aspire Housing**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Garages**Developable Area (Ha): **0.15**Call for Site:

6 - 10:	6
11 - 15:	0

Summary Comments

Housing Suitability: **Potentially suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the development boundary of Wood Lane settlement, and promoted for housing development. Site promoter has proposed 6 dwellings. Estimated potential capacity reflects this. The site is small, and surrounded by residential development which makes it unsuitable for employment development. Highway access off Wedgwood Avenue may require some improvement due to its narrow character. The site has access to some services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Grade 3**Landscape Characte **Apedale Coalfield Farmland**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **None**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Within 250m**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Kidsgrove urban area, and promoted for housing development. The site promoter proposes 8 affordable units. Estimated potential capacity reflects this. Highway access off Maple Drive is narrow and would require some improvement. The site is surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: **Land adjacent St Saviour's Primary School,
Congleton Road, Butt Lane**Deliverable site SHELAA number: **BL31**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **0.16**Estimated Potential Capacity: **6**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **6**Land Owner **Private**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Residential / garages**Developable Area (Ha): **0.15**Call for Site: **6 - 10:** **6****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Kidsgrove urban area, and promoted for multiple uses including housing, employment, retail, community / sports / entertainment facilities, education, health, tourist accommodation, and renewable energy. The Economic Needs Assessment grades the site as 'poor', and indicates that there is no evidence to consider the site for employment. Furthermore, the site is small, and predominantly surrounded by residential development and a primary school which makes it unsuitable for employment development. Highway access off Congleton Road is narrow and requires improvement. An alternative access can be achieved via Knowles View to the north if SHELAA site references BL31 and BL32 were to be amalgamated. Both sites are promoted by the same land owner. The site has access to some services and facilities. Public right of way runs alongside the western boundary. Development high risk area on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Poor**Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<1600m**College: **>1600m**Town Centre: **<1600m**Covenience Store **>1600m**Supermarket: **<1600m**Bus Stop: **<400m**Train Station: **<1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Own: Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Kidsgrove urban area, and promoted for multiple uses including including housing, employment, retail, community / sports / entertainment facilities, education, health, tourist accommodation, and renewable energy. The Economic Needs Assessment grades the site as 'average', and concludes the site has better potential for residential development. Furthermore, the site is predominantly surrounded by residential development and a primary school (playing field) which makes it unsuitable for employment development. Access appears to be possible from the adjoining housing development site to the north via Knowles View. Public right of way runs along the western boundary. Development high risk area on site. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: **Land adjacent to roundabout at West Avenue, Kidsgrove**Deliverable site SHELAA number: **BL8**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **1.42**Estimated Potential Capacity: **48**Greenfield or brownfield **Brownfield**Density applied (dph): **40**Site Gross Capacity: **48**Land Owner **Private**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Vacant land**Developable Area (Ha): **1.21**Call for Site: **6 - 10: 48****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Kidsgrove urban area. The site is promoted for housing development, and has a lapsed planning approval for 44 dwellings (Ref.15/00368/OUT). Planning approval for 63 dwellings refused (Ref. 18/00239/FUL). Estimated potential capacity calculation is based on the SHELAA methodology. The Economic Needs Assessment grades the site as 'average', and recognises the site's potential for mixed use development. Development high risk area occupies a very small proportion of the site. Site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban** Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years** Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **within 250m**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m** Hospital: **>1600m** Open Space: **<800m** Post Office: **<800m**Primary School: **<400m** Secondary School: **<1600m** College: **>1600m** Town Centre: **>1600m**Covenience Store **>1600m** Supermarket: **<1600m** Bus Stop: **<400m** Train Station: **<1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and is in active use as a Community Education Centre. The site is promoted for housing development. The site is identified in the Play Pitch Strategy 2020 with the recommendation to be protected and enhanced. Developable area calculation excludes the playing pitch part of the site. The site is surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: **Land between Johnson Avenue and Liverpool Road, Cross Heath**Deliverable site SHELAA number: **CH12**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **0.23**Estimated Potential Capacity: **8**Greenfield or brownfield **Brownfield**Density applied (dph): Site Gross Capacity: **8**Land Owner **Private**Developable Area Applied: Delivery Period **0 - 5:** **0**Site use: **Vacant property / land**Developable Area (Ha): Call for Site: **6 - 10:** **8****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and has planning approval for 8 dwellings (Ref. 09/00045/FUL). Development has commenced with evidence of ground work, but now appears to be stalled. Estimated potential capacity reflects the planning approval. It is understood that the agent dealing with the application is no longer involved. Holditch Industrial Estate adjoins the northern boundary. Land Registry search was inconclusive. As a result of the information provided, the site is placed within the developable supply.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site Agricultural Land Classification **Urban** Landscape Character **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **None** Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **None**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<800m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<400m**Primary School: **<800m** Secondary School: **<1600m** College: **<1600m** Town Centre: **>1600m**Convenience Store **>1600m** Supermarket: **<800m** Bus Stop: **<400m** Train Station: **>1600m**

Site Details

Site address: **Castletown Grange, Douglas Road, Cross Heath**Deliverable site SHELAA number: **CH13**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **0.59**Estimated Potential Capacity: **-7**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **-7**Land Owner **Aspire Housing**Developable Area Applied: **85%**Delivery Period **0 - 5:** **0**Site use: **Sheltered housing**Developable Area (Ha): **0.46**Call for Site: **6 - 10:** **-7****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and promoted for housing development. The site promotor has proposed 28 units. The site currently consists of sheltered housing development, and is surrounded by housing development which makes it unsuitable for employment development. Redevelopment of the site would include the demolition of 35 units (over 55's) which would result in a net loss of 7 units. Part of the site is identified as a high quality / low value Park and Garden in the Open Space Strategy 2022. Part of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: **Park and Garden**Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 100 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<800m**College: **<800m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: **Maryhill Day Centre, Wilmott Drive, Cross Heath**Deliverable site SHELAA number: **CH14**Developable site Ward: **Cross Heath**Gross Site Area (Ha): **0.69**Estimated Potential Capacity: **30**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **30**Land Owner **SCC**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Training / Day Centre**Developable Area (Ha): **0.59**Call for Site: **6 - 10: 30****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievability**Viability: **Viability**

The site is located within the Newcastle urban area, and promoted for housing development. Lymedale Cross Industrial Estate adjoins the eastern boundary. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**

Landscape Characte

None - urban area

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 1000 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Within 250m**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<1600m**Secondary School: **<1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. The site is predominantly surrounded by residential development, but is also in close proximity to retail, commercial and office units. Public right of way adjoins the northern and eastern boundary. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied:

Delivery Period

Site use: Developable Area (Ha): Call for Site:

0 - 5:	0
6 - 10:	9
11 - 15:	0

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. The site promotor proposes 9 units. Estimated potential capacity reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. A large proportion of the site is effected by flood zones 2 and 3. Developable area calculation takes this into account. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period Site use: Developable Area (Ha): Call for Site:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. A decision for outline planning approval for up to 100 dwellings (Ref. 20/01078/OUT) is currently pending. Estimated potential capacity is based on the SHELAA methodology until permission is granted. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is surrounded by residential development. A primary / secondary school and special needs nursery is located in very close proximity to the eastern boundary. The surrounding land usage makes the site unsuitable for employment development. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site Agricultural Land Classification Landscape Character

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Convenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: **Land Between Apedale Road and Palatine Drive**Deliverable site SHELAA number: **HD24**Developable site Ward: **Holditch & Chesterton**Gross Site Area (Ha): **16.28**Estimated Potential Capacity: **330**Greenfield or brownfield **Greenfield**Density applied (dph): Site Gross Capacity: **330**Land Owner **Private**Developable Area Applied: Delivery Period **0 - 5:** **120**Site use: **Woodland / agricultural fields**Developable Area (Ha): Call for Site: **6 - 10:** **150****11 - 15:** **60**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and has planning approval for 330 dwellings (Ref. 21/00655/FUL). Site status not started as of 31/03/2022. Estimated potential capacity reflects the planning approval. Build out rate is based on the SHELAA methodology until further information is provided. A Biodiversity Alert Site (Apedale Disused Tip) adjoins part of the western boundary. Flood zones 2 and 3 is confined within parts of the western boundary.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Unsuitable area / less constrained

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Grade 4**

Landscape Characte

None - urban area

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<800m**Secondary School: **<400m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the development boundary of Betley settlement, and promoted for housing development. Site promoter proposes 8 dwellings. Estimated potential capacity reflects this. The site falls within a residential area which makes it unsuitable for employment development. Betley Conservation Area adjoins the eastern boundary. The site is irregular in shape which could further influence its capacity. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: **Land adjacent Lamb Street / Rutland Road, Kidsgrove** Deliverable site
SHELAA number: **KG11** Developable site

Ward: **Kidsgrove & Ravenscliffe** Gross Site Area (Ha): **0.78** Estimated Potential Capacity: **19**
Greenfield or brownfield: **Greenfield** Density applied (dph): **40** Site Gross Capacity: **19**
Land Owner: **SCC** Developable Area Applied: **95%** Delivery Period: 0 - 5: **0**
Site use: **Green space** Developable Area (Ha): **0.47** Call for Site: 6 - 10: **19**
11 - 15: **0**

Summary Comments

Housing Suitability: **Potentially suitable** Employment Suitability: **Unsuitable**
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site is located within the Kidsgrove urban area, and promoted for housing development. Access from Attwood Street appears to be constrained due to the presence of mature trees, and the site does not extend to Lamb Street (acquisition of adjacent land may be required). Information provided indicates there are issues with Japanese Knotweed which is currently being mitigated. The site is predominantly surrounded by residential development, and is in close proximity to a primary school which makes it unsuitable for employment development. The site has access to a range of services and facilities. Development high risk area and public right of way on site.

Planning and Sustainability

Green Belt Green Belt Assessment:
Playing Pitch Strategy: Open Space Strategy:
Economic Needs Assessment: Low Zero Carbon Opportunity: **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site
Agricultural Land Classification: **Urban** Landscape Character: **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument
Conservation Area Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years** Flood Zone Flood Zone
Do surrounding uses raise amenity concerns Could development have adverse environmental impact
Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area: **Partially on site**
Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary
GP Health Centre: **<400m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<800m**
Primary School: **<400m** Secondary School: **<800m** College: **>1600m** Town Centre: **<400m**
Convenience Store: **>1600m** Supermarket: **<800m** Bus Stop: **<400m** Train Station: **<800m**

Site Details

Site address:	Knutton Community Centre, High Street, Knutton	Deliverable site	<input type="checkbox"/>		
SHELAA number:	KS11	Developable site	<input checked="" type="checkbox"/>		
Ward:	Knutton	Gross Site Area (Ha):	0.64	Estimated Potential Capacity:	21
Greenfield or brownfield	Brownfield	Density applied (dph):		Site Gross Capacity:	21
Land Owner	NuLBC	Developable Area Applied:		Delivery Period	0 - 5: 0
Site use:	Community centre	Developable Area (Ha):		6 - 10: 21	
				11 - 15: 0	
				Call for Site:	<input type="checkbox"/>

Summary Comments

Housing Suitability:	Potentially suitable	Employment Suitability:	Unsuitable		
Availability:	Available	Achievability:	Achievable	Viability:	Viable

The site is located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site has planning approval for the demolition of the community centre (Ref. 20/01087/DEEM3). The site is surrounded by residential development which makes it unsuitable for employment development. Part of the site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site has access to a range of services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	Amenity Greenspace
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area

Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>				
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>	Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>	Carbon Capture Site	<input type="checkbox"/>		
Agricultural Land Classification	Urban	Landscape Characte	None - urban area						

Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	On site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>		
GP Health Centre:	<400m	Hospital:	>1600m	Open Space:	<400m	Post Office:	<1600m
Primary School:	<400m	Secondary School:	<1600m	College:	<800m	Town Centre:	>1600m
Covenience Store	>1600m	Supermarket:	<800m	Bus Stop:	<400m	Train Station:	>1600m

Site Details

Site address: **Former Knutton Recreation Centre, Knutton Lane**Deliverable site SHELAA number: **KS17**Developable site Ward: **Knutton**Gross Site Area (Ha): **3.33**Estimated Potential Capacity: **75**Greenfield or brownfield **Brownfield**Density applied (dph): Site Gross Capacity: **75**Land Owner **NuLBC**Developable Area Applied: Delivery Period **0 - 5:** **0**Site use: **Former recreation centre**Developable Area (Ha): Call for Site: **6 - 10:** **75****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located in the Newcastle urban area, and has previously been subject to a masterplan exercise proposing 75 dwellings. Estimated potential capacity reflects this. Future intentions for the site are still being considered. The site has planning approval for the demolition of the former recreational centre (Ref. 16/00804/DEM) which is now complete. Part of the site is identified as Amenity Greenspace and Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the eastern boundary adjoins Newcastle Enterprise Centre. The site has access to some services and facilities. Public right of way on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: **Dispose**Open Space Strategy: **Multiple typologies (2 in total)**Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<400m**Secondary School: **>1600m**College: **<1600m**Town Centre: **>1600m**Covenience Store **<1600m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address:	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Deliverable site	<input type="checkbox"/>
SHELAA number:	KS3	Developable site	<input checked="" type="checkbox"/>
Ward:	Knutton	Estimated Potential Capacity:	123
Greenfield or brownfield	Greenfield	Density applied (dph):	50
Land Owner	SCC	Developable Area Applied:	80%
Site use:	Playing fields	Developable Area (Ha):	3.01
		Delivery Period	0 - 5: 0
			6 - 10: 123
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

Summary Comments

Housing Suitability:	Potentially suitable	Employment Suitability:	Unsuitable
Availability:	Available	Achievability:	Achievable
		Viability:	Viable

The site is located within the Newcastle urban area, and has previously been considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. Site is identified as a football pitch in the Playing Pitch Strategy 2020 with the recommendation to be protected and enhanced. The land owner is promoting the site for housing development, and has declared the pitch surplus to requirements. Suitability assessment for housing reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment. The site has access to some services and facilities. Public right of way adjoins the western boundary. Development high risk area and overhead power line on site.

Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunitie	Unsuitable area / less constrained

Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservatio	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Orde	<input type="checkbox"/>	Heavily Woode	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 4 / Urban	Landscape Characte	None - urban area

Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Are	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

Physical Environment

Surface Water Flood Risk:	1 in 30 years	Flood Zone	<input type="checkbox"/>	Flood Zone	<input type="checkbox"/>
Do surrounding uses raise amenity concerns	<input type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input checked="" type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<800m	Hospital:	>1600m	Open Space:	<400m
Post Office:	<1600m	Primary School:	<800m	Secondary School:	<1600m
College:	<1600m	Town Centre:	>1600m	Covenience Store	>1600m
Supermarket:	<1600m	Bus Stop:	<800m	Train Station:	>1600m

Site Details

Site address: **Tadgedale Quarry, Mucklestone Road, Loggerheads** Deliverable site
SHELAA number: **LW12** Developable site
Ward: **Loggerheads** Gross Site Area (Ha): **5.53** Estimated Potential Capacity: **128**
Greenfield or brownfield **Brownfield** Density applied (dph): Site Gross Capacity: **128**
Land Own **Private** Developable Area Applied: Delivery Period **0 - 5:** **120**
Site use: **Former quarry** Developable Area (Ha): Call for Site: **6 - 10:** **8**
11 - 15: **0**

Summary Comments

Housing Suitability: **Suitable** Employment Suitability: **Suitable**
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site borders the development boundary of Loggerheads settlement, and has planning approval for 128 dwellings (Ref. 20/00201/REM). Estimated potential capacity reflects the planning approval. Site status not started as of 31/03/2022. Site formly uses as a sand and gravel quarry / landfill. Listed building (milepost) on site.

Planning and Sustainability

Green Belt Green Belt Assessment:
Playing Pitch Strategy: Open Space Strategy:
Economic Needs Assessment: Low Zero Carbon Opportunitie **Less constrained**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site
Agricultural Land Classification **Grade 3** Landscape Characte **Loggerheads Sandstone Hills & Farmlands**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument
Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 100 years** Flood Zone Flood Zone
Do surrounding uses raise amenity concerns Could development have adverse environmental impact
Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**
Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary
GP Health Centre: **<1600m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<1600m**
Primary School: **<1600m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**
Covenience Store **<1600m** Supermarket: **>1600m** Bus Stop: **<800m** Train Station: **>1600m**

Site Details

Site address: **Loggerheads Sanatorium, Market Drayton Road, Loggerheads**SHELAA number: **LW82**Deliverable site Developable site Ward: **Loggerheads**Gross Site Area (Ha): **0.98**Estimated Potential Capacity: **7**Greenfield or brownfield **Brownfield**Density applied (dph): **20**Site Gross Capacity: **7**Land Owner **Severn Trent Water**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Sewage Works**Developable Area (Ha): **0.33**Call for Site: **6 - 10: 7****11 - 15: 0**

Summary Comments

Housing Suitability: **Potentially suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site borders the development boundary of Loggerheads settlement, and promoted for housing development. Severn Trent Water have indicated the possibility of closing the sanatorium. Access to the site is via an unnamed single lane track off Market Drayton Road. Part of the site is a Site of Biological Importance (Leightons Drumble). Mature trees are also on site. Developable area calculation takes this into account. The adjacent SHELAA site LW13 has planning approval for 78 dwellings. Housing development could be viewed as infill, or rounding of the development boundary in compliance with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. Sanatorium could raise amenity concerns (odour). The site has access to some services and facilities. Overhead power line on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunities **Less constrained**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site Agricultural Land Classification **Grade 4** Landscape Character **Loggerheads Sandstone Hills & Farmlands**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Area Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **>1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<1600m**Secondary School: **>1600m**College: **>1600m**Town Centre: **>1600m**Convenience Store **<800m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: **Former Petrol Station, Eccleshall Road, Loggerheads** Deliverable site
SHELAA number: **LW87** Developable site

Ward: **Loggerheads** Gross Site Area (Ha): **0.19** Estimated Potential Capacity: **4**
Greenfield or brownfield **Brownfield** Density applied (dph): **20** Site Gross Capacity: **4**
Land Owner **Private** Developable Area Applied: **95%** Delivery Period 0 - 5: **0**
Site use: **Former petrol station** Developable Area (Ha): **0.18** Call for Site: 6 - 10: **4**
11 - 15: **0**

Summary Comments

Housing Suitability: **Suitable** Employment Suitability: **Unsuitable**
Availability: **Available** Achievability: **Achievable** Viability: **Viable**

The site is located within the development boundary of Loggerheads settlement. Decision is pending on planning permission for the redevelopment of the former petrol station to form 12 apartments (Ref. 21/00677/FUL). Estimated potential capacity is based on the SHELAA methodology until permission is granted. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment:
Playing Pitch Strategy: Open Space Strategy:
Economic Needs Assessment: Low Zero Carbon Opportunity **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservation
SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland
Regional Important Geological Site Tree Preservation Order Heavily Wooded Carbon Capture Site
Agricultural Land Classification **Grade 3** Landscape Character **Loggerheads Sandstone Hills & Farmlands**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument
Conservation Area Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 1000 years** Flood Zone Flood Zone
Do surrounding uses raise amenity concerns Could development have adverse environmental impact
Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**
Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary
GP Health Centre: **>1600m** Hospital: **>1600m** Open Space: **<400m** Post Office: **<400m**
Primary School: **<400m** Secondary School: **>1600m** College: **>1600m** Town Centre: **>1600m**
Convenience Store **<400m** Supermarket: **>1600m** Bus Stop: **<400m** Train Station: **>1600m**

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and is promoted for housing development. Site promotor proposes 12 affordable units. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and is split into three land parcels. The parcels are promoted for housing development. The site promoter proposes 12 affordable units, with the estimated potential capacity reflects this. The parcels are too small to accommodate employment development of any significance. The site is in very close proximity to Brampton Conservation Area. Furthermore, the site is predominantly surrounded by residential development. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and is promoted for housing development. Site promotor proposes 12 affordable apartments. Estimated potential capacity reflects this. The site is too small to accommodate employment development of any significance. Furthermore, the site is predominantly surrounded by residential development. Brampton Conservation Area adjoins the eastern boundary. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site

SHELAA number: Developable site

Ward: Gross Site Area (Ha): Estimated Potential Capacity:

Greenfield or brownfield Density applied (dph): Site Gross Capacity:

Land Own: Developable Area Applied: Delivery Period 0 - 5:

Site use: Developable Area (Ha): Call for Site: 6 - 10:
11 - 15:

Summary Comments

Housing Suitability: Employment Suitability:

Availability: Achievability: Viability:

Site is located within the development boundary of Madeley settlement, and promoted for housing development. Mature trees on site. Estimated potentially capacity reflects this. Sewage works to the north could raise amenity concerns (odour). The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment:

Playing Pitch Strategy: Open Space Strategy:

Economic Needs Assessment: Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio

SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland

Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site

Agricultural Land Classification Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument

Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone

Do surrounding uses raise amenity concerns Could development have adverse environmental impact

Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area

Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary

GP Health Centre: Hospital: Open Space: Post Office:

Primary School: Secondary School: College: Town Centre:

Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period Site use: Developable Area (Ha): Call for Site:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the development boundary of Madeley Heath, and promoted for housing development. Part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Some mature trees on site. Developable area calculation takes this into account. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has limited access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and was formerly used as a hotel and car park. A decision is pending for the planning approval of 52 dwellings (Ref. 22/00284/FUL). Estimated potential capacity is based on the SHELAA methodology until approval is granted. The site is predominantly surrounded by residential development making it unsuitable for employment development. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied:

Delivery Period

0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. Access via Park Road is single laned with no public footpaths or street lighting. Improvements would be required. Given the site's narrow character it is unlikely to accommodate employment development of any significance. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. Site promotor proposes 12 affordable units. Estimated potential capacity reflects this. The site has a lapsed planning approval for 4 dwellings (Ref. 14/00886/OUT). The site is small, and predominatly surrounded by residential development which makes it unsuitable for employment development. The site has limited access to a range of services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification

Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address: Deliverable site SHELAA number: Developable site Ward: Gross Site Area (Ha): Estimated Potential Capacity: Greenfield or brownfield Density applied (dph): Site Gross Capacity: Land Owner Developable Area Applied: Delivery Period 0 - 5: Site use: Developable Area (Ha): Call for Site: 6 - 10: 11 - 15:

Summary Comments

Housing Suitability: Employment Suitability: Availability: Achievability: Viability:

The site is located within the Newcastle urban area, and promoted for housing development. The site promotor proposes 51 units. There are 15 existing units on site which would be demolished, resulting in a net gain of 36 units. Estimated potential capacity reflects this. The site is surrounded by residential development which makes the site unsuitable for employment development. The site is in close proximity to Silverdale Conservation Area. The site has access to some services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification Landscape Characte

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: Hospital: Open Space: Post Office: Primary School: Secondary School: College: Town Centre: Covenience Store Supermarket: Bus Stop: Train Station:

Site Details

Site address:	Land West of Galingale View, Thistleberry	Deliverable site	<input type="checkbox"/>
SHELAA number:	TB23	Developable site	<input checked="" type="checkbox"/>
Ward:	Thistleberry	Gross Site Area (Ha):	4.37
Greenfield or brownfield	Greenfield	Density applied (dph):	40
Land Owner	Private	Developable Area Applied:	80%
Site use:	Agricultural	Developable Area (Ha):	3.1
		Estimated Potential Capacity:	124
		Site Gross Capacity:	124
		Delivery Period	0 - 5: 0
			6 - 10: 124
			11 - 15: 0
		Call for Site:	<input checked="" type="checkbox"/>

Summary Comments

Housing Suitability:	Suitable	Employment Suitability:	Suitable
Availability:	Available	Achievability:	Achievable
		Viability:	Viable

The site is located within the Newcastle urban area, and promoted for housing development and open space. A small part of the site within the eastern boundary is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Flood zones 2 and 3 are confined to a very small area within the north-western boundary. Developable area calculation takes this into account. Whalley's Quarry is located in very close proximity to the western boundary which could raise amenity concerns. The site has access to some services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt	<input type="checkbox"/>	Green Belt Assessment:	
Playing Pitch Strategy:		Open Space Strategy:	Natural and Semi-Natural Greenspace
Economic Needs Assessment:		Low Zero Carbon Opportunities	Less constrained

Natural Environment

Local Nature Reserve	<input type="checkbox"/>	Special Protection Area	<input type="checkbox"/>	Special Area of Conservation	<input type="checkbox"/>
SSSI:	<input type="checkbox"/>	Ramsar site	<input type="checkbox"/>	Biodiversity Alert Site	<input type="checkbox"/>
		Site of Biological Importance	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Regional Important Geological Site	<input type="checkbox"/>	Tree Preservation Order	<input type="checkbox"/>	Heavily Wooded	<input type="checkbox"/>
Carbon Capture Site	<input type="checkbox"/>	Agricultural Land Classification	Grade 3	Landscape Character	None - urban area

Heritage:

Listed Building	<input type="checkbox"/>	Locally Listed:	<input type="checkbox"/>	Scheduled Ancient Monument	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	Registered Park/Garden	<input type="checkbox"/>		

Physical Environment

Surface Water Flood Risk:	None	Flood Zone	<input checked="" type="checkbox"/>	Flood Zone	<input checked="" type="checkbox"/>
Do surrounding uses raise amenity concerns	<input checked="" type="checkbox"/>	Could development have adverse environmental impact	<input type="checkbox"/>		
Air Quality Management Area	<input type="checkbox"/>	Coal Authority High Risk Area	<input checked="" type="checkbox"/>	Mineral Safeguard Area	Partially on site
Mineshafts:	<input type="checkbox"/>	Adverse topography	<input type="checkbox"/>		

Accessibility

Constrained Access:	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>	Rural site outside development boundary	<input type="checkbox"/>
GP Health Centre:	<1600m	Hospital:	>1600m	Open Space:	<400m
Post Office:	<1600m	Primary School:	<800m	Secondary School:	<1600m
College:	<1600m	Town Centre:	<1600m	Covergence Store	<800m
Supermarket:	<1600m	Bus Stop:	<400m	Train Station:	>1600m

Site Details

Site address: **Depot site between Knutton Lane and Silverdale Road, Town Centre**Deliverable site SHELAA number: **TC1**Developable site Ward: **Town**Gross Site Area (Ha): **2.36**Estimated Potential Capacity: **95**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **95**Land Owner **NuLBC**Developable Area Applied: **80%**Delivery Period **0 - 5: 0**Site use: **Depot**Developable Area (Ha): **1.89**Call for Site: **6 - 10: 0****11 - 15: 95**

Summary Comments

Housing Suitability: **Potentially suitable**Employment Suitability: **Potentially suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and is in active use as a depot. However, the site is being promoted for housing development. The site falls entirely within flood zones 3, and would be subject to a sequential test if it was to come forward. The site is considered as brownfield land (previously developed land), and has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban** Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<800m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<800m**Primary School: **<400m**Secondary School: **<400m**College: **<400m**Town Centre: **<1600m**Covenience Store **<800m**Supermarket: **<800m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: **Marsh Parade, Newcastle (former Zanzibar night club)**Deliverable site SHELAA number: **TC22**Developable site Ward: **Town**Gross Site Area (Ha): **0.35**Estimated Potential Capacity: **69**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **69**Land Owner **Aspire Housing**Developable Area Applied: **95%**Delivery Period **0 - 5: 0**Site use: **Former nightclub / car park**Developable Area (Ha): **0.33**Call for Site: **6 - 10: 69****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site promotor proposes 69 apartments. Estimated potential capacity reflects this. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average', and recognises the site's potential for mixed use development. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban** Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **None** Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m** Hospital: **<1600m** Open Space: **<400m** Post Office: **<800m**Primary School: **<400m** Secondary School: **<1600m** College: **<1600m** Town Centre: **<800m**Covenience Store **<1600m** Supermarket: **<800m** Bus Stop: **<400m** Train Station: **>1600m**

Site DetailsSite address: **Car Park, Blackfriars Road, Newcastle**Deliverable site SHELAA number: **TC40**Developable site Ward: **Town**Gross Site Area (Ha): **0.2**Estimated Potential Capacity: **10**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **10**Land Owner **NuLBC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Vacant car park**Developable Area (Ha): **0.19**Call for Site: **6 - 10:** **10****11 - 15:** **0****Summary Comments**Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Information provided indicates the site is up for sale. The site has access to a range of services and facilities.

Planning and SustainabilityGreen Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Unsuitable area**Natural Environment**Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**

Landscape Characte

None - urban area**Heritage:**Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden **Physical Environment**Surface Water Flood Risk: **None**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **On site**Mineshafts: Adverse topography **Accessibility**Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m**Hospital: **<1600m**Open Space: **<400m**Post Office: **<400m**Primary School: **<400m**Secondary School: **<1600m**College: **<1600m**Town Centre: **<400m**Covenience Store **<1600m**Supermarket: **<400m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: **Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road**Deliverable site SHELAA number: **TC7**Developable site Ward: **Town**Gross Site Area (Ha): **1.92**Estimated Potential Capacity: **90**Greenfield or brownfield **Brownfield**Density applied (dph): **50**Site Gross Capacity: **90**Land Owner **NuLBC**Developable Area Applied: **85%**Delivery Period **0 - 5: 0**Site use: **Former offices and car park**Developable Area (Ha): **1.63**Call for Site: **6 - 10: 90****11 - 15: 0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (Ref. 21/00283/DEM). Site status complete as of 31/03/2022. The site has previously been subject to a masterplan exercise, and its future uses are currently under consideration. The site promotor proposes 90 units with the estimated potential capacity reflecting this. The Economic Needs Assessment grades the site as 'good', and recognises the site's potential for mix use development (employment and housing). Part of the site falls within the Newcastle Town Centre Conservation Area. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Good**Low Zero Carbon Opportunitie **Unsuitable area**

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban** Landscape Characte **None - urban area**

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 100 years** Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<400m** Hospital: **<1600m** Open Space: **<400m** Post Office: **<400m**Primary School: **<400m** Secondary School: **<800m** College: **<800m** Town Centre: **<400m**Covenience Store **<1600m** Supermarket: **<400m** Bus Stop: **<400m** Train Station: **>1600m**

Site Details

Site address: **Walton Grove / Coppice View, Talke Pits**Deliverable site SHELAA number: **TK4**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **0.4**Estimated Potential Capacity: **5**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **5**Land Owner **Aspire Housing**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Green space**Developable Area (Ha): **0.38**Call for Site: **6 - 10:** **5****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Unsuitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Kidsgrove urban area, and had planning approval for 10 dwellings (Ref. 16/00874/FUL). This has now lapsed. The site is still being promoted for housing development with 5 units proposed. Estimated potential capacity reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has limited access to services and facilities. Development high risk area on site.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment:

Low Zero Carbon Opportunitie

Unsuitable area / less constrained

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Grade 3**

Landscape Characte

None - urban area

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **None**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **None**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<800m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **>1600m**

Site Details

Site address: **Hill Top Primary and Talke Youth Centre, Talke**Deliverable site SHELAA number: **TK6**Developable site Ward: **Talke & Butt Lane**Gross Site Area (Ha): **0.46**Estimated Potential Capacity: **18**Greenfield or brownfield **Greenfield**Density applied (dph): **40**Site Gross Capacity: **18**Land Owner **SCC**Developable Area Applied: **95%**Delivery Period **0 - 5:** **0**Site use: **Former school playing field**Developable Area (Ha): **0.44**Call for Site: **6 - 10:** **18****11 - 15:** **0**

Summary Comments

Housing Suitability: **Suitable**Employment Suitability: **Suitable**Availability: **Available**Achievability: **Achievable**Viability: **Viable**

The site is located within the Kidsgrove urban area, and promoted for housing development. The Economic Needs Assessment grades the site as 'average' and suggests the site would be better suited for residential development. Development high risk areas on site. The site has limited access to a range of services and facilities.

Planning and Sustainability

Green Belt Green Belt Assessment: Playing Pitch Strategy: Open Space Strategy: Economic Needs Assessment: **Average**

Low Zero Carbon Opportunitie

Unsuitable area

Natural Environment

Local Nature Reserve Special Protection Area Special Area of Conservatio SSSI: Ramsar site Biodiversity Alert Site Site of Biological Importance Ancient Woodland Regional Important Geological Site Tree Preservation Orde Heavily Woode Carbon Capture Site Agricultural Land Classification **Urban**

Landscape Characte

None - urban area

Heritage:

Listed Building Locally Listed: Scheduled Ancient Monument Conservation Are Registered Park/Garden

Physical Environment

Surface Water Flood Risk: **1 in 30 years**Flood Zone Flood Zone Do surrounding uses raise amenity concerns Could development have adverse environmental impact Air Quality Management Area Coal Authority High Risk Area Mineral Safeguard Area **Partially on site**Mineshafts: Adverse topography

Accessibility

Constrained Access: Public Right of Way Rural site outside development boundary GP Health Centre: **<1600m**Hospital: **>1600m**Open Space: **<400m**Post Office: **<1600m**Primary School: **<800m**Secondary School: **<1600m**College: **>1600m**Town Centre: **>1600m**Covenience Store **>1600m**Supermarket: **>1600m**Bus Stop: **<400m**Train Station: **<1600m**