

# Newcastle-under-Lyme Local Plan 2020-2040



## Gypsy and Traveller Interim Site Selection Report

2023

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## **1. Introduction**

- 1.1.** The Local Plan must deliver sufficient site allocations for Gypsies, Travellers and Travelling Showpeople to meet the developments needs up to 2040. This paper has been produced to explain the process undertaken to identify and enable sites to be selected for allocation in the Local Plan.
- 1.2.** Planning Policy for Traveller Sites (PPTS) (2015) sets out how Local Authorities should assess the need for Gypsy and Traveller Accommodation. However, Local Planning Authorities also need to be aware of the implications of the Court of Appeal [2022] EWCA Civ 1391 ruling of 31 October 2022, which, in short, reached the judgement that the definition of Travellers in that PPTS was potentially discriminatory, and there was no proper justification for that discrimination. The discrimination the Court found centred on the exclusion from the definition of those persons who have ceased to travel 'permanently'. There have been no subsequent updates to the PPTS (2015).
- 1.3.** The PPTS also includes guidance on how Local Planning Authorities should identify and update a supply of specific deliverable sites sufficient to provide five years' worth of sites against locally set targets as well as identify a supply of specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, years 11 to 15.
- 1.4.** Policy E of the PPTS relates to sites in the Green Belt. It confirms that Traveller's sites are inappropriate development in the Green Belt and that Green Belt boundaries should be altered only in exceptional circumstances.

## 2. Overall requirements

2.1. In September 2020, the council commissioned Arc4 to produce a Gypsy, Traveller and Travelling Showperson Accommodation Assessment (GTAA) to prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of the Borough. The GTAA suggested the following need for permanent pitches in the Borough:

Newcastle under Lyme	Cultural need	Of which: PPTS NEED
<b>5yr Authorised Pitch Shortfall (2020/21 to 2024/25)</b>	<b>8</b>	<b>8</b>
<b>Longer-term need</b>		
<i>Over period 2025/26 to 2029/30</i>	4	2
<i>Over period 2030/31 to 2036/37</i>	2	6
<i>Longer-term need TOTAL</i>	<b>6</b>	<b>8</b>
<b>TOTAL NET SHORTFALL 2020/21 to 2036/37</b>	<b>14</b>	<b>14</b>

2.2. The GTAA was prepared jointly for Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council and considered the period up to 2036/37. Newcastle-under-Lyme Local Plan has a plan period up to 2040 and therefore a new figure displayed below has been calculated. This is based on the longer term need which has resulted in a requirement for 1 extra pitch.

Newcastle under Lyme	Cultural need	Of which: PPTS NEED
<b>5yr Authorised Pitch Shortfall (2020/21 to 2024/25)</b>	<b>8</b>	<b>8</b>
<b>Longer-term need</b>		
<i>Over period 2025/26 to 2029/30</i>	<b>4</b>	4
<i>Over period 2030/31 to 2036/37</i>	<b>2</b>	2
<i>Over period 2037/38 to 2039/40</i>	<b>1</b>	1
<i>Longer-term need TOTAL</i>	<b>7</b>	<b>7</b>
<b>TOTAL NET SHORTFALL 2020/21 to 2039/40</b>	<b>15</b>	<b>15</b>

2.3. In preparing the GTAA, Arc4 have made an allowance for site turnover (pitches becoming vacant through the movement or death of the occupant). This position is summarised in tables 6.4 (pg45) and 6.8 (pg 51) of the GTAA. Taking account of site turnover results in the following residual requirements for permanent pitches:

	<b>5 year supply need</b>	<b>Longer term need</b>	<b>Total need</b>
<b>Permanent G&amp;T pitch (up to 2 caravans)</b>	<b>5</b>	<b>3</b>	<b>8 pitches</b>

**2.4.** In respect of Travelling Showpeople, the GTAA confirms the following requirements:

	<b>5 year supply need</b>	<b>Longer term need</b>	<b>Total need</b>
<b>Travelling Showperson's Plots</b>	<b>2</b>	<b>2</b>	<b>4 plots</b>

**2.5.** The GTAA, in respect of transit provision, recommends that the Council consider providing a minimum of 3 pitches (4 given the change in planning period) for transit accommodation. However, the GTAA also notes that there are different ways of addressing Travelling Show people's need including through the direct provision of a site, temporary stop over sites or negotiated stopping areas.

### 3. Population and Current Provision

**3.1.** The GTAA used 2011 census data which identified 'a total of 24 households in Newcastle-under-Lyme where the Household Reference Person had a 'White: Gypsy or Irish Traveller' ethnicity. Of these, 13 lived in a caravan and 11 in bricks and mortar housing.'

**3.2.** At the time of preparing the GTAA there was an existing authorised site at Cemetery Road, Silverdale for 19 pitches and one Travelling Showperson's Yard (accommodating 3 households).

**3.3.** Since the completion of the GTAA, there have been two further planning permissions on the following sites that contribute towards the identified need:

Name	Location	Number of pitches
Blackbrook	Site off Newcastle Road, Baldwin's Gate	4
Boggs Cottage	Site at Keele Road, Silverdale	1

**3.4.** There has also been a temporary and personal planning permission for a single pitch at Station Road, Newchapel.

#### **4. Site and Pitch Size**

- 4.1.** There is no official definition or ideal size of a site or pitch number however, the physical layout should take the preferences of residents into account such as a 'circular', 'horseshoe' or 'tree and branch layout'. National guidance does not specify a standard size of site or density to be applied. The assumption made in this report is that a pitch is made up of one chalet or mobile home and one touring caravan for a single household. There will usually be a separate amenity block. Pitches should be of a sufficient size for a mobile home, touring caravan and utility building space for parking and play space.
- 4.2.** Travelling Show people are likely to require a larger area (often referred to as a plot or yard) which is also likely to require space for the storage of equipment.

## 5. Site Selection Process

5.1. This paper sets out the Council's proposed Site Selection Methodology for sites to meet its identified need for Gypsies and Travellers and Travelling Showpeople.

- i. **Considering call for sites information submitted to the Council** – this included considering sites previously submitted to the Council during the Joint Local Plan with Stoke-on-Trent City Council.
- ii. **Performing initial investigatory work on public sector sites suitable for Gypsies and Travellers** – Planning officers looked at all Newcastle-under-Lyme Borough Council and Staffordshire County Council owned sites considered available through the call for sites stage to assess their suitability to be brought forward for further investigation as Gypsy and Traveller sites.
- iii. **Investigating current Gypsy and Traveller sites** – Planning officers liaised with site owners of current traveller sites to determine whether sites could be extended or reconfigured to allow for more pitches.
- iv. **Appraisal of the sites** – The 7 sites yielded from the steps outlined above were then subject to an appraisal and site selection process, with criteria recommended from the Council's Sustainability Appraisal Scoping Report 2021 (Appendix 1). The sites were also separately assessed in the Sustainability Appraisal (Appendix 2) conducted by Lepus Consulting.



## 6. Current Gypsy and Traveller Sites

6.1. Further investigation was carried out on the existing Gypsy and Traveller sites in the borough, to see if they could be expanded or their layout reconfigured to accommodate more pitches. The results of this initial investigatory work is summarised below:

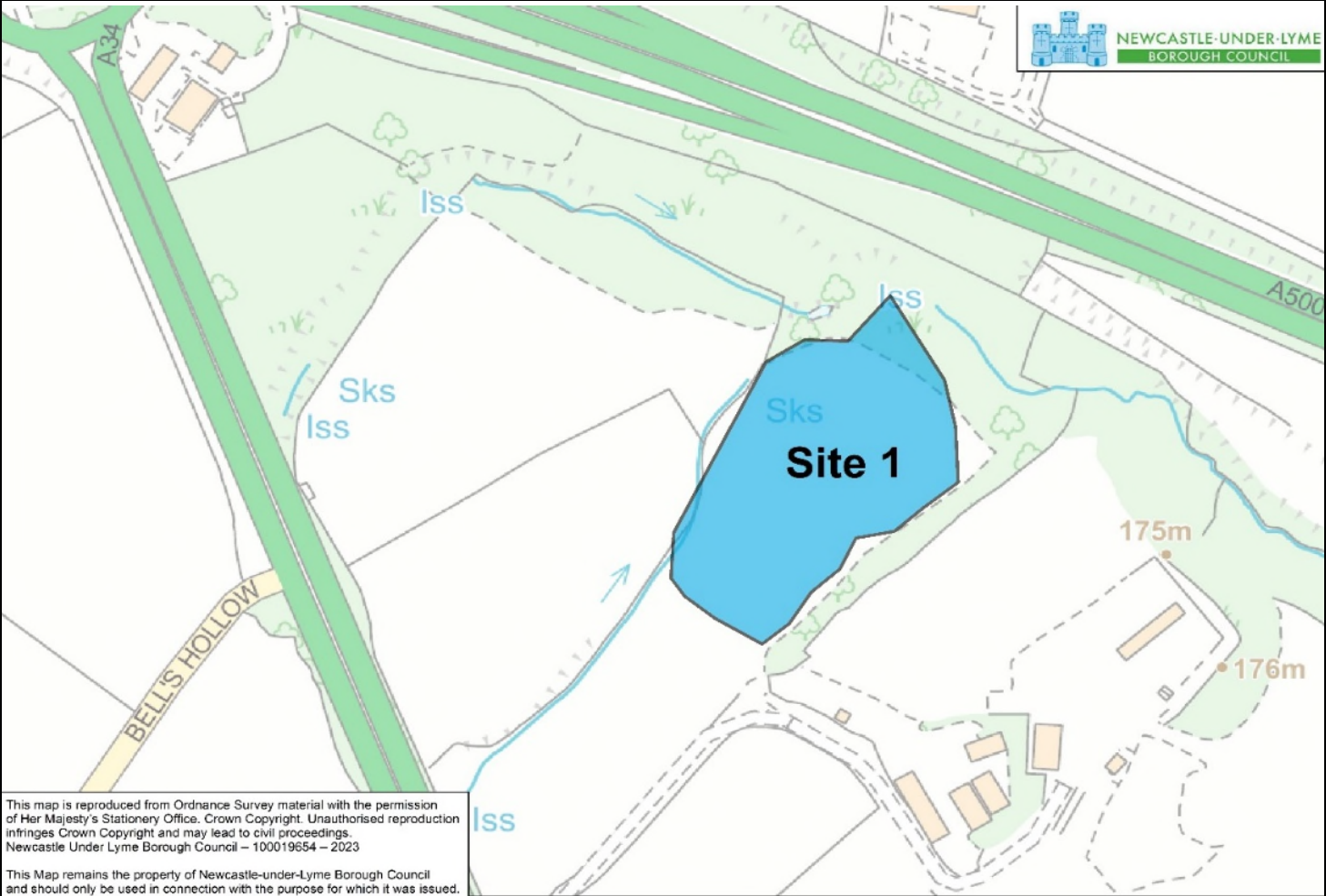
Name	Location	Current number of pitches	Potential for expansion/reconfiguration?
Station Road	Site at Station Road, Newchapel	1	Temporary permission granted for 1 pitch only. In the view of officers, this site cannot currently be expanded or reconfigured.
Blackbrook	Site of Newcastle Road, Baldwin's Gate	4	The current position is that the site is not able to be expanded. However, this position will be reviewed following the consultation on the First Draft of the Local Plan.
Cemetery Road	Site at Cemetery Road, Silverdale	19	A previous planning application, 08/00989/FUL, to expand the site by 2 pitches was unsupported as there is a preference for smaller sites. The current position is that the site is not able to be expanded or reconfigured but this position will be reviewed following the consultation on the First Draft of the Local Plan.
Boggs Cottage	Site at Boggs Cottages, Keele Road, Keele	2	Specified by the inspector, via the appeal, to have 1 static/park home unit and 1 touring caravan on the site only. Cannot be

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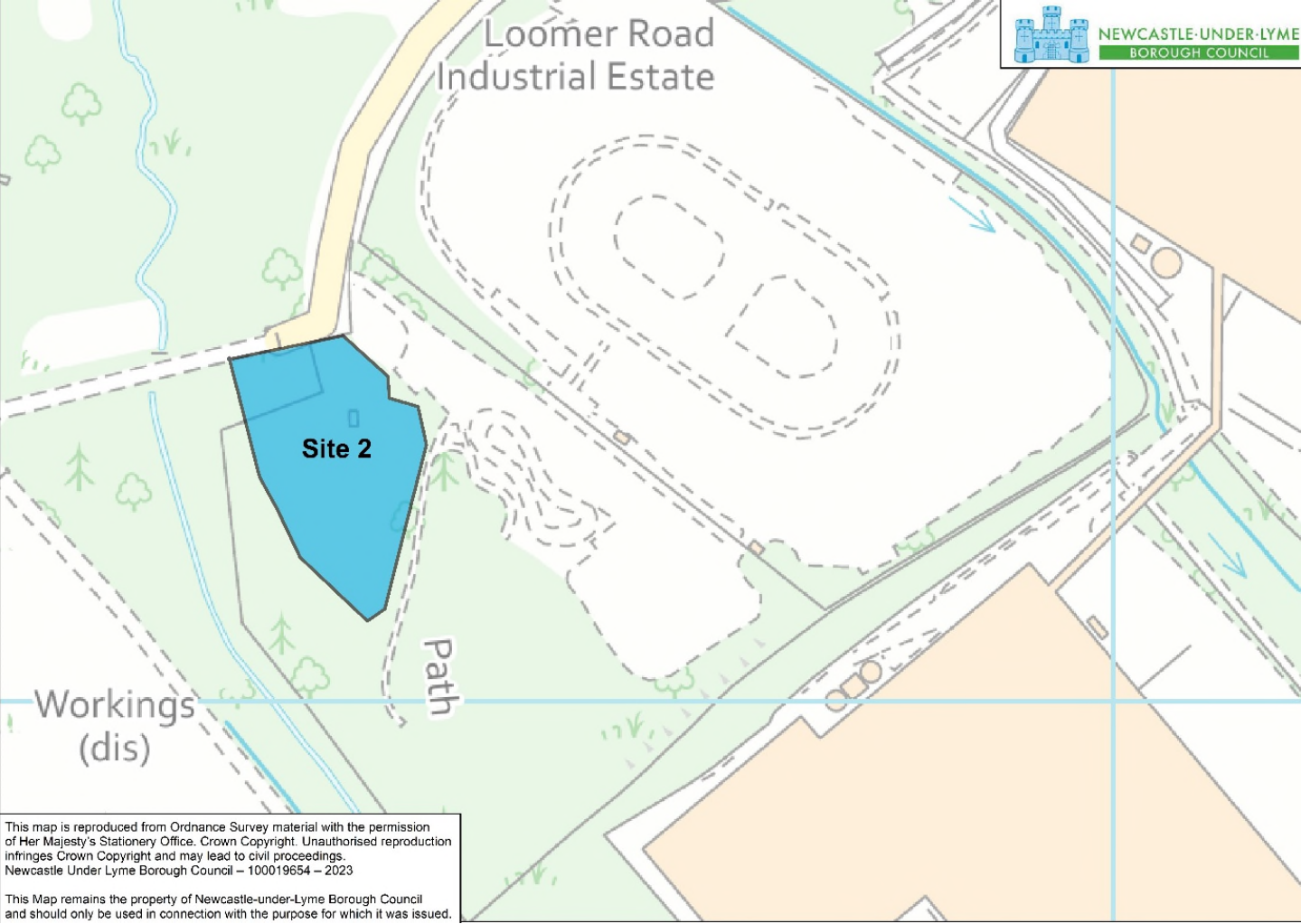
			expanded or reconfigured. This position will be reviewed following the consultation on the First Draft of the Local Plan
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## 7. Sites identified for Further Investigation

### 7.1.Site 1

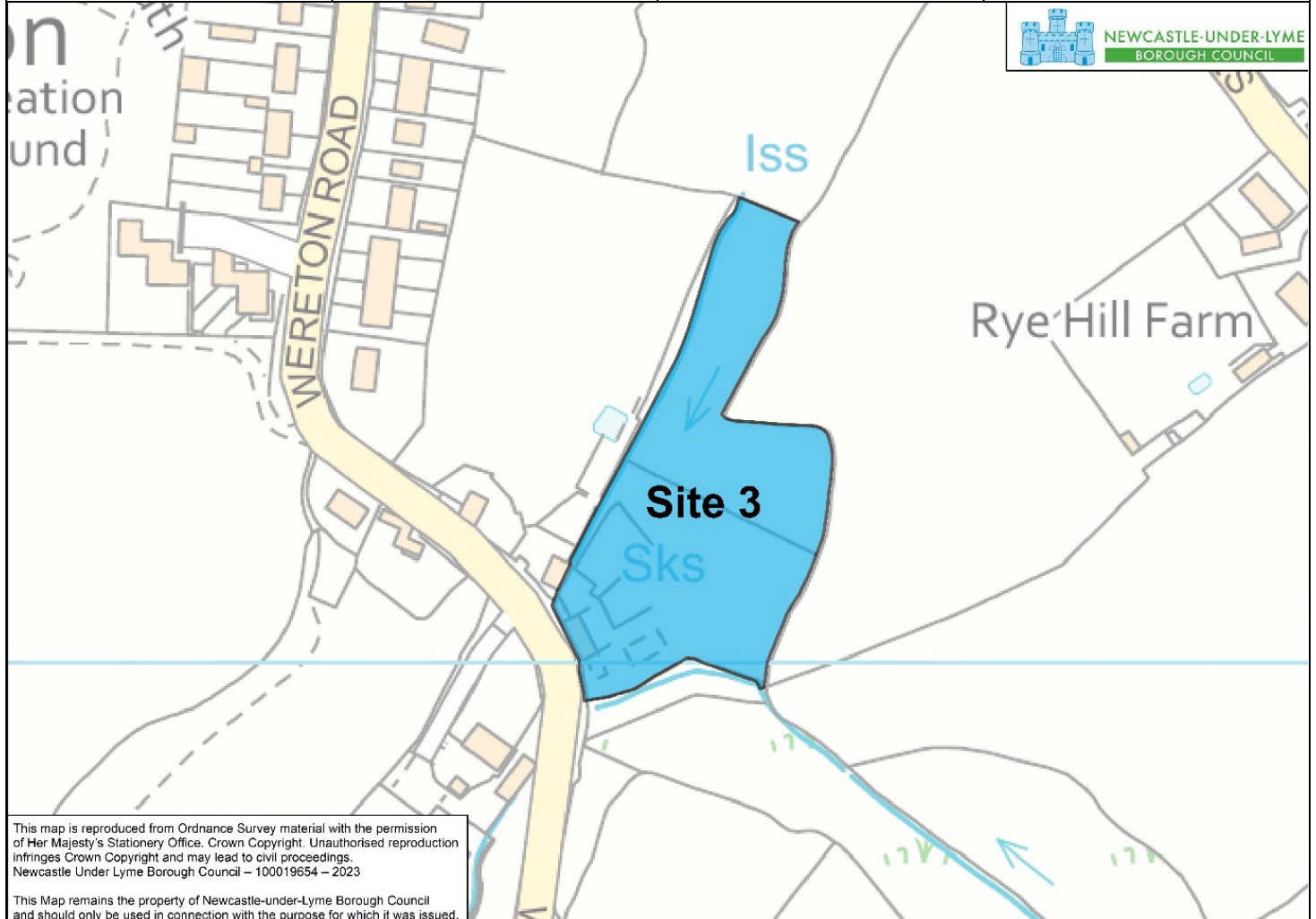
<b>Location</b>	Site off A34, Talke (near Shell Garage, Bradwell)	<b>Site Type:</b>	Greenfield
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<b>Area (Ha):</b>	1.404	<b>Developable area (Ha):</b>	1.193
<p><b>Overview:</b></p> <p>This is a Newcastle-under-Lyme Borough Council owned site, located close to the Talke roundabout between the A500 and A34 and situated in the Green Belt. The site is a greenfield site. The site is currently non-preferred as it is heavily wooded. Access is also constrained into the site. The site is adjacent to businesses who deal with waste and the transfer of waste and therefore there are amenity concerns also regarding the co-location of uses in this location (residential and industrial uses). The site is in close proximity to local employment opportunities at the High Carr Business Park. The site is in close proximity to the A500 and A34 with associated amenity impacts. The site is within 800m of public transport (bus stop). Access to facilities and services would also be an issue alongside the site being able to support services, including waste and electricity etc.</p>			

## 7.2. Site 2

<b>Location</b>	Land at Loomer Road, Holditch & Chesterton	<b>Site Type:</b>	Greenfield
 <p data-bbox="52 1272 563 1346">This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Newcastle Under Lyme Borough Council – 100019654 – 2023</p> <p data-bbox="52 1357 563 1395">This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.</p>			
<b>Area (Ha):</b>	0.587	<b>Developable area (Ha):</b>	0.499
<p data-bbox="52 1485 185 1514"><b>Overview:</b></p> <p data-bbox="52 1518 1493 1758">This is a Newcastle-under-Lyme Borough Council owned site that is located to the southeast of Loomer Industrial Estate and Lymedale Business Park presenting a number of employment opportunities. The site also sits directly below a car park for the racing track above. The west of the site is in the Green Belt and the site is identified within the Open Space strategy as High Quality/High Value Open Space. This site has access to public transport (bus stop) within 800m. Access is currently constrained as the site is heavily wooded; improvements would be required with the creation of a through road from Loomer Road. The site is currently non-preferred. Access to facilities and services would also be an issue alongside the site being able to support services, including waste and electricity etc.</p>			

7.3. Site 3

<b>Location</b>	Paddocks off Wereton Road, Audley	<b>Site Type:</b>	Greenfield / Brownfield mix
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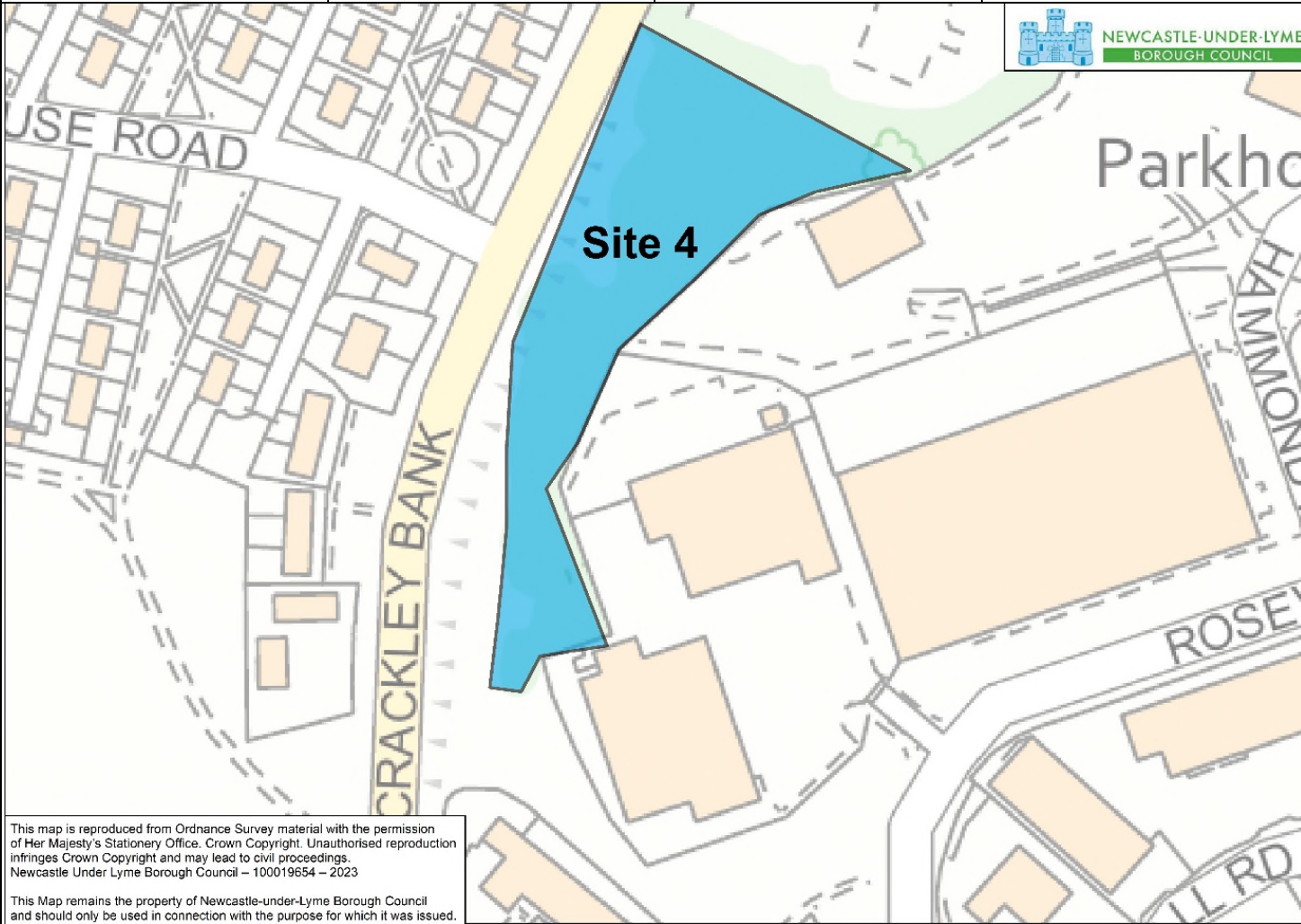
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<b>Area (Ha):</b>	0.791	<b>Developable area (Ha):</b>	0.672
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**Overview:**

This privately owned site is situated in the Green Belt, just south of Wereton residential area. It has access to a range of services and facilities within 800m, including a GP, post office, convenience store and 1 mode of transport (bus stop). The site is predominantly greenfield. Wereton Road provides access to a concrete parking area on the site. Further to the north, the land is currently a paddock. The site is currently non-preferred as a site in the Green Belt.

## 7.4.Site 4

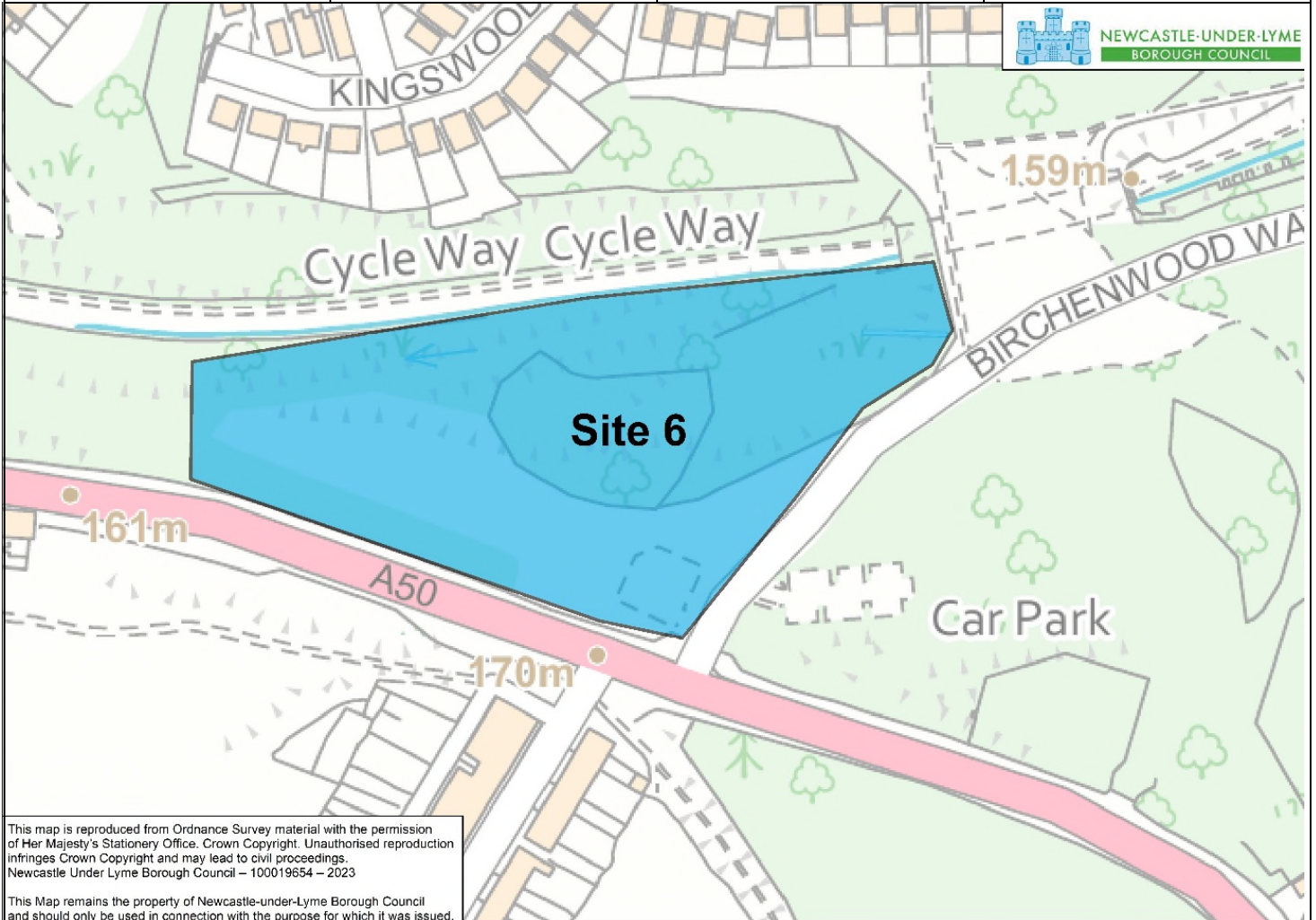
<b>Location</b>	Land off Parkhouse Industrial Estate (West), Holditch & Chesterton	<b>Site Type:</b>	Greenfield
 <p data-bbox="52 1283 560 1350">This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Newcastle Under Lyme Borough Council – 100019654 – 2023</p> <p data-bbox="52 1361 560 1400">This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.</p>			
<b>Area (Ha):</b>	0.559	<b>Developable area (Ha):</b>	0.475
<p data-bbox="52 1489 183 1518"><b>Overview:</b></p> <p data-bbox="52 1525 1493 1762">This is a Newcastle-under-Lyme Borough Council owned site situated between Parkhouse Industrial Space and a residential area in Crackley. This site is identified as Low Quality/Low Value Open Space. It is close to a range of services and facilities including a GP surgery, a post office, a primary school, and public transport (bus), all within 800m. It also within close proximity of employment opportunities from Parkhouse Industrial Estate. Access is currently constrained as the site is heavily wooded; improvements would be required with the creation of a through road from Crackley Bank. The site is currently non-preferred. The site is existing open space. Access is constrained and the site is heavily wooded.</p>			

## 7.5.Site 5

<b>Location</b>	Land at Whitmore Road, Westlands	<b>Site Type:</b>	Greenfield
 <p data-bbox="52 1339 560 1413">This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Newcastle Under Lyme Borough Council – 100019654 – 2023</p> <p data-bbox="52 1420 560 1451">This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.</p>			
<b>Area (Ha):</b>	1.649	<b>Developable area (Ha):</b>	1.402
<p data-bbox="52 1543 185 1570"><b>Overview:</b></p> <p data-bbox="52 1576 1477 1787">This is Newcastle-under-Lyme Borough Council owned site, located in the Green Belt between the A53 and M6, and close to Seabridge residential area. It is within 800m of public transport (bus stop). The site is currently non-preferred. The site is identified as high quality / high value open space in the Open Space Assessment. Access is constrained as it can only be gained through Seabridge residential estate leading to a narrow road onto the site. The site is in the Green Belt. There are also amenity concerns given the proximity of the site to the M6. Access to facilities and services would also be an issue alongside the site being able to support services, including waste and electricity etc.</p>			

7.6.Site 6

<b>Location</b>	Birchenwood way, Kidsgrove	<b>Site Type:</b>	Greenfield
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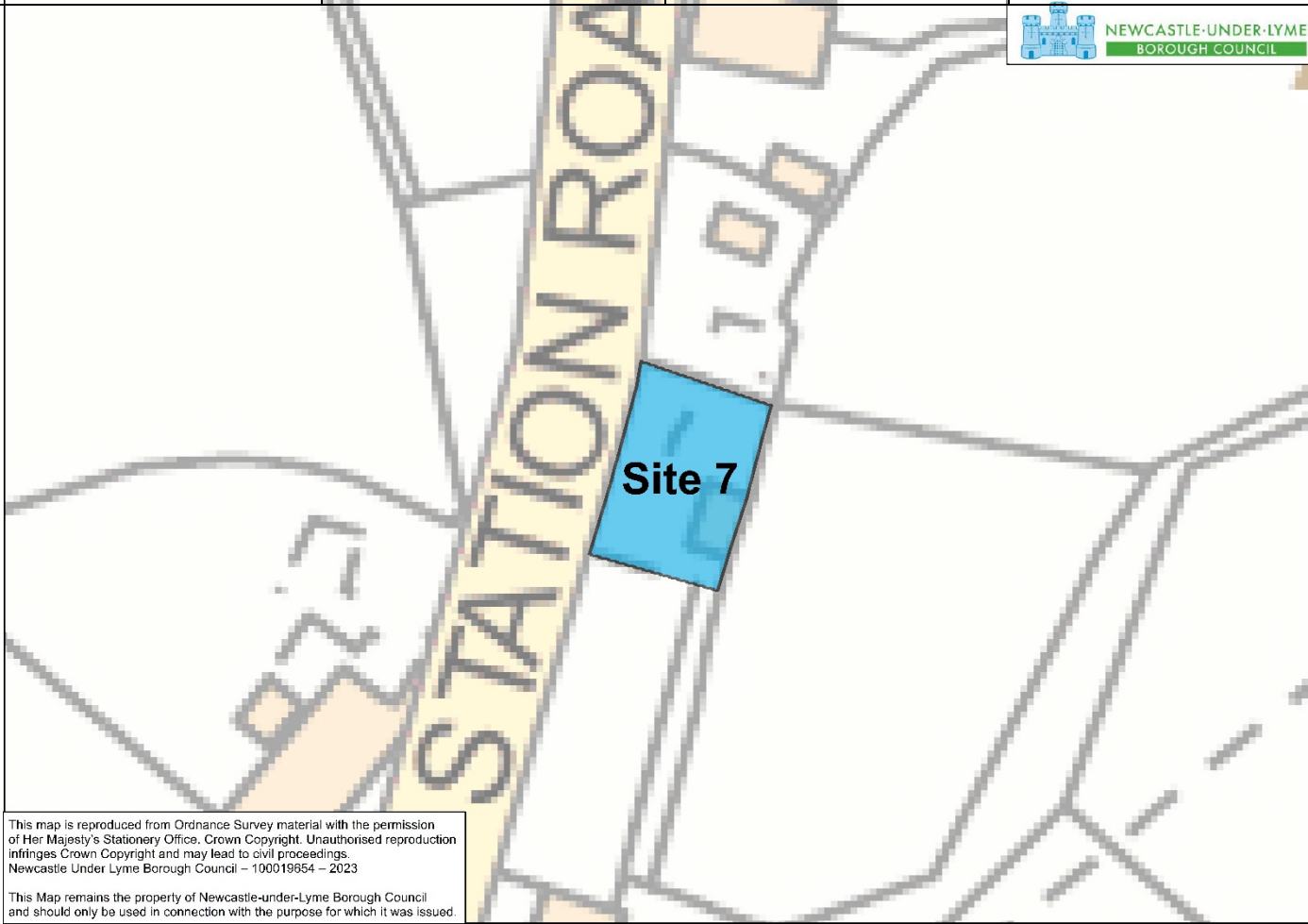

<b>Area (Ha):</b>	1.866	<b>Developable area (Ha):</b>	1.586
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**Overview:**

This is a Newcastle-under-Lyme Borough Council owned site, situated along Birchenwood way and the A50. It is also identified as High Quality / High Value Open Space. The site contains Birchenwood play area. It is within 800m of a range of services and facilities, including a GP, post office, primary school, supermarket and 1 mode of public transport (bus stop). Access to the site can be gained via Birchenwood Way. The site is currently non-preferred due to impacts upon and the loss off High Quality / High Value Open Space in that location.



## 7.7. Site 7

<b>Location</b>	Station Road, Newchapel	<b>Site Type:</b>	Greenfield/Brownfield mix
			
<b>Area (Ha):</b>	0.025	<b>Developable area (Ha):</b>	0.024

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**Overview:**

This site is privately owned and identified for further investigation when officers carried out work on existing Gypsy and Traveller sites in the Borough. It gained temporary permission for 1 pitch. The site is a mix of greenfield and brownfield, as there are 2 garages. The conditions set at the appeal is for the land, once ceasing to be occupied, to be restored to its condition before development took place, therefore, for the purposes of the sustainability appraisal site appraisal framework, the site has been classed as greenfield. Access to the site can be gained via Station Road. The site is currently non-preferred. The site has temporary planning permission for one pitch but is not considered suitable for allocation at this time.

## 8. Summary of Site Appraisals

Site Reference	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
Site 1	0	0	?	X	✓	✓	✓	X	X	X	✓✓	0	X	0	0	X	X	0	X	X
Site 2	?	0	?	X	✓	✓	✓	X	X	XX	✓✓	0	X	0	0	X	X	0	X	X
Site 3	X	0	?	X	X	✓	✓	XX	X	X	✓✓	0	✓	0	0	✓	✓	0	✓	X
Site 4	0	0	?	X	✓	✓	✓	0	X	X	✓✓	0	✓	0	0	✓	X	0	✓	X
Site 5	X	0	?	X	✓	✓	✓	X	✓	XX	✓✓	0	X	0	0	X	X	0	X	X
Site 6	0	0	?	X	X	✓	✓	0	X	XX	✓✓	0	✓	0	0	✓	✓	0	✓	X
Site 7	0	0	?	X	✓✓	✓	X	X	X	X	✓✓	0	X	0	0	X	X	0	X	X

**8.1.** From this initial site selection process, the Council has been unable to identify appropriate site options. This position will be kept under review. The Council will review any site submissions received during the consultation on the First Draft Local Plan.

## **9. Conclusion**

- 9.1.** The Council has undertaken an initial site selection process and has not been able to formally identify appropriate site options at this stage. The Council will review this position following the consultation alongside other options for the needs set out in the GTAA to be satisfactorily addressed.
- 9.2.** For transit provision, there are several ways to deliver temporary places where Travellers can stop whilst passing through a local authority area. The Council is currently considering stopover places and negotiated stopping arrangements for sites.
- 9.3.** The Council has not been able to identify appropriate sites to allocate for Travelling Showperson uses. The position will be reviewed following the consultation to inform the Regulation 19 version of the Local Plan.

**Appendix 1: Sustainability Appraisal Framework for Scoring Sites for Potential Allocation**

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
1	To contribute to the reduction of greenhouse gases and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk (SA objective 5). It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and	Helps increase the use and supply of renewable and low carbon energy and heat. Sites will be considered for energy generating potential against the findings of the Staffordshire County-wide Climate Change Adaption and Mitigation Study 2020.	Site proposal is known, (with an existing permission or existing renewable use) and will deliver renewable and low carbon energy and associated infrastructure	Known opportunities to draw energy supply from decentralised, renewable or low carbon energy supply systems	If the land is unsuitable for renewable energy scheme, it will be scored as '0'  If the effect is unknown it will be scored as '?' dependent on implementation	Development will sterilise land with high potential suitability for renewable energy scheme	Development of site will result in a loss of a renewable energy scheme in use

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		associated infrastructure.						
2	To improve air quality, creating cleaner and healthier air.	The planning system should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative impacts from individual sites in local areas.	Air Quality Management Area (AQMA). A list of authorities with AQMA's can be found from: <a href="https://uk-air.defra.gov.uk/aqma/list">https://uk-air.defra.gov.uk/aqma/list</a>	Site proposal is known and will improve air quality	Opportunities to improve air quality or mitigate impacts through traffic & travel management and green infrastructure provision/enhancement.	If not within an AQMA it will be scored as '0'	Within AQMA	Site proposal is known and will reduce air quality
3	To ensure that there is an overall net gain in the extent and quality of biodiversity.	There is a need in planning to consider the opportunities that sites may provide to conserve and enhance biodiversity and	Consideration of the potential for biodiversity net gain as well as loss of biodiversity and impact	Site proposal is known to deliver significant net gain (>10%) in biodiversity	Site delivers measurable improvement (10%) for biodiversity by creating or	If no impact on designated nature conservation site, and no potential to enhance biodiversity, it	Partial (between 1 & 99%) loss of designated nature conservation site.	Total (i.e. 100%) loss of designated nature conservation site.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		geodiversity, and contribute to habitat connectivity in the wider area.	on designated areas: RAMSAR, Special Areas of Conservation (SAC) and Special Protection Areas (SPA), Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), National Nature Reserve (NNR), Local Wildlife Sites (LWS), Regionally Important Geological Sites (RIGS). Also, Ancient Woodland, Veteran trees and peatlands		enhancing habitats.	will be scored as '0'  If the effect is unknown it will be scored as '?' dependent on implementation		

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
			such as Cranberry Bog and Chorlton Moss					
4	To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources.	The planning system recognises the economic and other benefits of the best and most versatile agricultural land and supports the re-use of brownfield land and opportunities for remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land	Previously developed land or green field land. Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.	Previously developed land with opportunities for remediating despoiled, degraded, derelict, contaminated or unstable land.	Previously developed land	N/A	Grade 3, 4 and 5, Greenfield	Grade 1 and 2, Greenfield
5	To reduce the amount of development within locations at risk of flooding and promote the use of sustainable drainage systems.	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk	Fluvial Flood Risk and Surface Water Flood Risk (including minor watercourses <3km <sup>2</sup>	Flood Zone 1 and/or development proposal demonstrates a reduction in flood risk	Developable part of the site in Flood Zone 1	N/A	Partly Flood Zone 2/3 and/or known Surface water issues affecting part of the site	Mostly Flood Zone 2/3 and/or known surface water issues that covers most of the site <b>and/or may fall in a hotspot/CDA.</b>

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		(whether existing or future).	catchment not modelled by the flood zones)					
6	To increase the efficient use of water resources, improve water quality and meet the requirements of the Water Framework Directive.	The planning system recognises the importance of protecting inland surface waters and groundwater.	Drinking Water Safeguard Zones (Surface Water).  Source Protection Zones.	Known proposal which will improve the ecological status of a water body under the Water Framework Directive	Not within Drinking Water Safeguard Zone and/or Not within Outer or Inner Protection Zone	N/A	Within Outer Source Protection Zone	Within Drinking Water Safeguard Zone and/or Inner Source Protection Zone
7	To conserve, enhance and promote interest in local distinctiveness, the historic environment and landscapes, heritage, cultural assets and their settings.	Designated heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in	Designated Heritage Asset and Non-designated Heritage Asset and Setting.	Site presents opportunity to conserve and enhance designated or non-designated heritage asset or setting of	No heritage assets present or site would present no risk to designated or non-designated heritage assets, historic	N/A	Significance of the asset to the landscape and setting at risk as a result of development and/or negative effect on the historic environment	Asset present within site and threatened by demolition as part of development and/or significant negative effect on the historic environment and historic landscape/townscape



	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). Non-designated asset: e.g. buildings of special local interest, sites of archaeological interest		historic asset at risk (in terms of ownership, occupancy and condition)	landscape/townscape.		and historic landscape/townscape	
8	To strengthen the quality of the landscape and urban townscape and deliver well designed development which respects local character and distinctiveness.	Sites should be sympathetic to local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.	Landscape/townscape/historic Character Joint Local Plan Green Belt Assessment November 2017 (note: score against Green Belt category)	All of moderate character, moderate condition & medium sensitivity. Not in Green Belt	2 of either moderate character, moderate condition or medium sensitivity. Not in Green Belt	All sites within existing settlement boundaries will be scored as '0'	One of either moderate character, moderate condition or medium sensitivity. Weak / moderate contribution to Green Belt Or	All of strong character, good condition or high sensitivity. Moderate/strong contribution to Green Belt

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		The North Staffordshire Green Belt boundary was originally defined in 1967. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.	overrides score for landscape/to wnscape/historic character for Green Belt sites)				Not in Greenbelt but 2 or more of strong character, good condition or high sensitivity	
9	To ensure the efficient use of mineral resources, including the recycling and reuse of existing materials where possible in order to limit the use of primary aggregates and to safeguard their supply.	Known locations of specific minerals resources of local and national importance should not be sterilised by non-mineral development.	Mineral Safeguarding Area designated by minerals planning authorities which covers known deposits of minerals which should be safeguarded	Site proposal is known (as identified within the 2017 Staffordshire Minerals Local Plan) and will deliver efficient minerals extraction	Site is not in a mineral safeguarding area	N/A	Site is in a mineral safeguarding area	Site is in the immediate vicinity of, or in an existing or allocated mineral site & may sterilise the potential for its extraction

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
			from unnecessary sterilisation by non-mineral development. Infrastructure sites used for the processing, handling, and transportation, of minerals are also essential to ensure a steady supply. They should also be safeguarded where non-mineral development might otherwise affect their continued operation					

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
10	To maintain and enhance the quality, accessibility and connectivity of open space and blue and green infrastructure.	Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.	Provision to access to sports and recreation. Public Rights of Way have always been a valuable public resource giving people access to the countryside, parks, open space, local shops, services and places of work, for simple recreation and for the practical necessities of life. Increasing emphasis is now being placed on paths as a sustainable and healthy alternative to	Provision of open/recreational space or blue/green infrastructure in an area of deficiency.	Provision of open/recreational space or blue/green infrastructure in an area of good or adequate supply or opportunity to improve the quality, accessibility and/or connectivity of open/recreational space or blue/green infrastructure	If site is not open/recreational space or blue/green infrastructure, or no effect, then it will be scored as '0'	Loss of open/recreational space or blue/green infrastructure in an area of surplus or loss of poor quality site.	Loss of open/recreational space or blue/green infrastructure in an area of need, or loss of good quality site.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
			the motor vehicle for local journeys allowing people to avoid the busy road network.					
11	To encourage schemes that contribute to self-sufficiency in waste treatment	The National Assessment of Civic Amenity Sites recommendation	Access to Household Waste Recycling Centre.	Nearest Recycling and Household Waste Site	Nearest Recycling and Household Waste Site is	N/A	Nearest Recycling and Household Waste Site more than a	Site would directly affect waste management facilities or infrastructure

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
	and encourage local communities to take responsibility for the waste that they generate.	s for minimum levels of Household Waste Recycling Centre provision: Maximum driving times to a site for the great majority of residents of 20 minutes in urban areas, and 30 minutes in rural areas; though preferably less than this by the order of 10 minutes in each case. Effective waste management relies on the availability of a network of appropriate facilities to receive, sort and treat waste. The continued operation, or expansion of such sites can be compromised by encroachment of	Waste management facilities, and waste management infrastructure should be safeguarded from other forms of development which might otherwise affect their continued operation.	within a 10 minute drive time	a 10-20 minute drive time (10-30 minutes in rural areas).		20 minute drive time (30 minutes in rural areas).	

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		other forms of development.						
12	To provide housing choice and help meet the housing needs of the whole community	The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. Small and medium sized sites can also make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Provision of affordable housing should not be sought for	Scale of development and proposal, if known.	The needs of groups with specific housing requirements will be met. In rural areas, site supports housing development that reflect local needs.	Site allows for the size, type and tenure of housing needed for different groups in the community (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities). Housing development is 10 or more dwellings, or	Sites for any other use will be scored as '0'	Not major housing development (less than 10 dwellings, or the site has an area of less than 0.5 hectares).	Site proposal is known and will result in a loss of housing

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		residential developments that are not major developments.			the site has an area of 0.5 hectares or more.			



	<b>Sustainability Appraisal Objective</b>	<b>Notes</b>	<b>Criteria</b>	✓✓	✓	0/?	X	XX
13	To increase life expectancy and improve the health and mental well-being of the population overall.	Principles for Putting Health into Place. Planning must consider prevention, health protection and accessibility to health care provision when assessing sites for housing.	Good access to health care and facilities.	Potential for on-site provision of health facilities	Walking distance to healthcare 800m or less	N/A	Walking distance to healthcare 800-1600m	Walking distance to healthcare greater than 1600m

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
14	To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, and access to public transport are available to all sectors of the population with particular emphasis on deprived neighbourhoods.	Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.	Areas of Deprivation  Index of Multiple Deprivation	Allocations in a deprived area which provide opportunities to provide a safer and more inclusive community and that promotes well-being.	Sites with the potential to support regeneration and investment in deprived communities particularly through the development of brownfield sites.	Sites outside deprived areas (IMD decile 6 or above) will be scored as '0'	Site proposal is known and would result in a loss of community, cultural, educational, health, recreational and leisure facilities, or reduce access to public transport	Site proposal is known and could lead to further segregation in society e.g. gated community in a deprived area

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
15	Reduce crime and the fear of crime.	Crime and disorder, and the fear of crime can undermine the quality of life or community cohesion. This can be addressed through the planning system, for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.	Creating safe and attractive environments .	Opportunity to create a safer and more attractive environment by redeveloping land that may be subject to fly-tipping or redeveloping vacant and under-used buildings that may provide opportunities for vandalism and anti-social behaviour.	Site does not currently contain vacant buildings and is not subject to anti-social behaviour	Greenfield sites will be scored as '0'	Location of site or known proposal does not provide the opportunity to create a safer and more attractive environment.	Site proposal is known and has potential to increase crime, for example due to the use of the site, operational hours, proximity to other similar uses, or issues with location, layout and negative impact on existing design and access of surrounding area.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
16	To reduce the need to travel while increasing transport choice and accessibility for all.	<p>Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.</p> <p>The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for</p>	<p>Accessibility to services including: Public Transport, Community Centres, Sports and recreation facilities, Schools (primary and secondary), Public houses, Post offices and GP surgeries.</p>	Walking distance to all facilities, 400m or less	Walking distance to the majority (5 or more) of facilities, 800m or less	Walking distance to at least 3 of facilities, 800m or less will be scored as '0'	Walking distance to at least 3 of facilities, 1600m or less	Limited access to facilities within walking distance.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		some common facilities. Only applies to residential sites.						

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
17	To enable access to the widest range possible of shopping and commercial services for the resident population.	Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel to shopping and commercial services.	Convenience store  Supermarket	Allocation of a retail use	Walking distance to convenience store 800m or less	Walking distance to convenience store 800-1600m will be scored as '0'	Walking distance to convenience store more than 1600m	Proposal would result in the loss of a retail use
18	To provide a range of employment land and premises that meets the needs of the business community and tackles socio-economic inequalities within the population.	Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.	Allocation of employment land	Allocation of sites for higher value employment use.	Allocation of site for employment development.	Development of a site without the loss of employment will be scored as '0'	Loss of employment site.	Loss of employment site identified for retention.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
19	To protect and enhance the vitality and viability of the strategic, town, district, neighbourhood and rural centres within the urban and village areas.	Sites should support the role that town and village centres play at the heart of local communities. The Sub-Regional Shopping Hierarchy includes Stoke City Centre (Regional), Newcastle-under-Lyme (Sub-Regional), Longton Town Centre (Major District), Festival Retail & Leisure Park (District), Affinity Outlet Mall (Freeport Talke) (Minor District) and local centres.	Access to centre, as measured to the centre point of facilities and services	Site lies within centre and offers opportunity to improve its vitality and viability.	Site lies within 800m of identified centre.	N/A	Nearest identified centre is more than 800m away.	Known proposal may result in a loss of services and facilities in a defined centre.

	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
20	To provide a safe, efficient transport network and increase the use of public transport, cycling and walking.	Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for	Access to a range of sustainable transport solutions, or potential to create new route/connections, including: bus services, cycle routes, train stations	Access to all within 400m or the potential to create new links and connections	Access to all within 400m	Access to all within 400-800m	Access to some within 800m	Access to none within 800m



	Sustainability Appraisal Objective	Notes	Criteria	✓✓	✓	0/?	X	XX
		some common facilities.						



## Appendix 2 - Sustainability Appraisal of the Newcastle-under-Lyme Local Plan, Volume 3 of 3: Appendices (pg 4- 7)

SA of the Newcastle-under-Lyme Local Plan – Appendix A: SA Framework

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# Appendix A: SA Framework

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
1	<b>Climate Change:</b> To contribute to the reduction of greenhouse gases and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.	<ul style="list-style-type: none"> <li>Will it help reduce the per capita carbon footprint of Newcastle-under-Lyme?</li> <li>Will it help to facilitate and encourage the use and generation of renewable energy?</li> <li>Will it promote use of technologies and techniques to adapt to the impacts of climate change?</li> <li>Will it protect and enhance the quantity and connectivity of green and blue infrastructure assets that deliver climate change benefits?</li> </ul>	<ul style="list-style-type: none"> <li>Energy efficiency of buildings and transport.</li> <li>Percentage of energy in the area generated from renewable sources.</li> <li>Greenhouse gas/ Carbon emissions.</li> </ul>
2	<b>Air:</b> To improve air quality, creating cleaner and healthier air.	<ul style="list-style-type: none"> <li>Will it reduce air pollution and help to improve air quality?</li> <li>Will it reduce pollution from traffic?</li> <li>Will it protect and enhance the quantity and connectivity of green and blue infrastructure assets that deliver air quality benefits?</li> </ul>	<ul style="list-style-type: none"> <li>Development with potential to generate a significant increase in road traffic emissions or other air pollutants.</li> <li>Proximity to pollutants (e.g. busy roads).</li> <li>Proximity to AQMAs and current AQMA status.</li> </ul>
3	<b>Biodiversity, Flora and Fauna:</b> Protect, enhance and restore biodiversity ensuring that there is an overall net gain in the extent and quality of biodiversity.	<ul style="list-style-type: none"> <li>Will it maintain and enhance features and assets of nature conservation value including biodiversity and geodiversity designations?</li> <li>Will it ensure that there is an overall net gain in the extent and quality of biodiversity?</li> <li>Will it link up areas of fragmented habitat contribute to habitat connectivity?</li> <li>Will it increase awareness of biodiversity assets?</li> <li>Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver biodiversity benefits?</li> <li>Will it optimise benefits from nature?</li> <li>Will it protect and enhance ecosystem services?</li> <li>Will it protect, enhance or restore the ecological network?</li> <li>Will it protect, enhance or restore natural capital?</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.</li> <li>Number and diversity of European Protected Species, and NERC Act Section 41 species in the area.</li> <li>Area and condition of priority habitats.</li> <li>Area and condition of sites designated for biological and geological interest.</li> <li>Quantity of biodiversity net gain delivered through Defra Metric.</li> <li>Condition of the Local Nature Recovery Network</li> <li>Percentage of major developments generating overall biodiversity enhancement.</li> </ul>

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
4	<p><b>Natural Resources and Waste:</b> To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources, ensure the efficient use of mineral resources and reduce waste.</p>	<ul style="list-style-type: none"> <li>• Will it utilise previously developed, degraded and under-used land?</li> <li>• Will it lead to the loss of the best and most versatile agricultural land?</li> <li>• Will it maintain soil quality or help to remediate land affected by ground contamination?</li> <li>• Will it lead to the loss or sterilisation of mineral resources, or affect mineral working?</li> <li>• Will it encourage recycling/re-use/composting of waste?</li> <li>• Will it minimise and where possible eliminate generation of waste?</li> </ul>	<ul style="list-style-type: none"> <li>• Number and capacity of waste management facilities.</li> <li>• Re-use of recycled materials.</li> <li>• Management of local authority collected waste.</li> <li>• Agricultural Land Classification.</li> <li>• Re-use of contaminated land.</li> <li>• Mineral Safeguarding Areas.</li> <li>• The amount of soil sealed.</li> </ul>
5	<p><b>Flooding:</b> To reduce the amount of development within locations at risk of flooding and promote the use of sustainable drainage systems (SuDS).</p>	<ul style="list-style-type: none"> <li>• Will it avoid development in areas at high risk of flooding?</li> <li>• Will it reduce the risk of fluvial, surface water, groundwater and sewer flooding to existing and new developments?</li> <li>• Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver climate change adaptation and flood-relief benefits?</li> <li>• Will it promote the use of SuDS?</li> <li>• Will it help to reduce the rate of run-off from new developments?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of properties at risk of flooding.</li> <li>• Surface water flood risk.</li> <li>• Area and connectivity of GI.</li> <li>• Implementation of adaptive techniques, such as SUDS and passive heating/cooling.</li> </ul>
6	<p><b>Water:</b> To increase the efficient use of water resources, improve water quality and meet the requirements of the Water Framework Directive</p>	<ul style="list-style-type: none"> <li>• Will it maintain and improve water quality to WFD standards?</li> <li>• Will it ensure efficient use of water and encourage water to be stored for re-use?</li> <li>• Will it reduce the demand for water and maintain a sufficient water supply?</li> <li>• Will it reduce pollution of groundwater, watercourses and rivers from run-off, including nitrates/phosphates?</li> <li>• Will it provide adequate utilities infrastructure to service development to avoid impacts on the environment?</li> <li>• Will it safeguard water resources to maintain an adequate level of river and ground water?</li> <li>• Will it deliver no net loss of the water supply?</li> <li>• Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver water quality benefits?</li> </ul>	<ul style="list-style-type: none"> <li>• Proximity to watercourses with poor quality status.</li> <li>• Quality of water bodies in or adjacent to sites.</li> <li>• Percentage change in pollution incidents.</li> <li>• Number of developments given planning permission contrary to EA advice relating to river water quality or the protection of groundwater.</li> <li>• Run-off rates and water retention infrastructure</li> </ul>

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
7	<p><b>Cultural Heritage:</b> To conserve, enhance and promote interest in local distinctiveness, the historic environment and landscapes, heritage, cultural assets and their settings.</p>	<ul style="list-style-type: none"> <li>• Will it conserve and enhance features of architectural or historic interest and, where necessary, encourage their conservation and renewal?</li> <li>• Will it conserve and enhance archaeological sites/remains?</li> <li>• Will it conserve and enhance the setting of cultural heritage assets?</li> <li>• Will it improve the energy efficiency of historic buildings?</li> <li>• Will it improve access to the borough’s cultural and historical assets?</li> <li>• Will it promote the sensitive re-use of important buildings?</li> <li>• Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver cultural heritage benefits?</li> </ul>	<ul style="list-style-type: none"> <li>• Number and type of features and areas of historic designations in the Plan area.</li> <li>• Statutory and non-statutory sites in the Historic Environment Record (HER).</li> <li>• Number and condition of historic assets on the Heritage at Risk register.</li> <li>• Condition of locally important buildings and structures.</li> </ul>
8	<p><b>Landscape:</b> To strengthen the quality of the landscape and urban townscape and deliver well designed development which respects local character and distinctiveness.</p>	<ul style="list-style-type: none"> <li>• Will it ensure new development is in keeping with the surrounding character and distinctiveness?</li> <li>• Will it safeguard and enhance local distinctiveness and identity?</li> <li>• Will it protect and enhance visual amenity, including light and noise pollution?</li> <li>• Will it improve the appearance of degraded landscapes/ townscapes?</li> <li>• Will it lead to coalescence of settlements and/or urban sprawl?</li> <li>• Will it prevent urban sprawl by keeping land permanently open?</li> <li>• Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver landscape and townscape benefits?</li> </ul>	<ul style="list-style-type: none"> <li>• National Character Area.</li> <li>• Tranquillity rating of area.</li> <li>• Re-use of derelict buildings or re-use of buildings in a prominent location.</li> <li>• Landscape sensitivity.</li> </ul>
9	<p><b>Health and Wellbeing:</b> To increase life expectancy and improve the health and mental wellbeing of the population overall; and to maintain and enhance the quality, accessibility and connectivity of open space and blue-green infrastructure.</p>	<ul style="list-style-type: none"> <li>• Will it help to improve the overall health and mental wellbeing of the community?</li> <li>• Will it encourage healthy lifestyles?</li> <li>• Will it improve sustainable access for all to health, leisure and recreational facilities?</li> <li>• Will it encourage access to green space?</li> <li>• Will it protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver health benefits?</li> <li>• Will it help the community to remain independent and aid the elderly, those with ill health and those with a disability?</li> </ul>	<ul style="list-style-type: none"> <li>• Area of new greenspace created per capita.</li> <li>• Provision and accessibility of open greenspace and GI.</li> <li>• Travel time by public transport to nearest health centre and sports facilities.</li> <li>• Accessibility to sports facilities e.g. football pitches, playing fields, tennis courts and leisure centres.</li> <li>• Hectares of accessible open space per 1,000 population.</li> </ul>

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
10	<p><b>Equality:</b> To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, including availability of a warm, safe home are available to all sectors of the population with particular emphasis on deprived neighbourhoods.</p>	<ul style="list-style-type: none"> <li>• Will it help achieve life-long learning and increase learning participation and adult education?</li> <li>• Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life and foster good community relations?</li> <li>• Will it eliminate unlawful discrimination, victimisation and harassment?</li> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it ensure sustainable accessibility to community facilities?</li> <li>• Will it help to address the issues of deprivation and poverty?</li> <li>• Is there any negative impact on individuals or groups in the community including consideration of age, disability, gender, race, religion, gender re-assignment, maternity, sexual orientation, marriage and civil partnership, and human rights?</li> <li>• Will it provide a mix of good-quality and affordable housing, including homes that are suitable for first-time buyers, university students, single parents, families, the elderly and accommodation for Gypsies &amp; Travellers?</li> </ul>	<ul style="list-style-type: none"> <li>• No. of people with NVQ2 qualifications.</li> <li>• Crime Deprivation Index.</li> <li>• Education, Skills &amp; Training Deprivation Index.</li> <li>• Availability of libraries.</li> <li>• Index of Multiple Deprivation</li> <li>• Varied housing mix, including affordable housing and care homes.</li> <li>• Proportion of affordable housing.</li> </ul>
11	<p><b>Transport and Accessibility:</b> To reduce the need to travel while increasing transport choice including the promotion of safe and efficient public transport and active travel options at the heart of a transport network that provides accessibility for all.</p>	<ul style="list-style-type: none"> <li>• Will it reduce the need to travel and/or reduce travel time?</li> <li>• Will it reduce the need to travel by private vehicle?</li> <li>• Will it reduce existing congestion and mitigate future increases?</li> <li>• Will it improve the choice of transport available?</li> <li>• Will it provide adequate means of access by a range of sustainable transport modes to promote active travel (i.e., walking/cycling/public transport)?</li> <li>• Will it provide safe walking and cycling routes?</li> <li>• Will it improve access to key services and facilities for all, including education, training opportunities and employment?</li> </ul>	<ul style="list-style-type: none"> <li>• Distance to place of work, education and training.</li> <li>• Distance to local amenities and key services.</li> <li>• Distance to existing or proposed public transport links.</li> <li>• Frequency of public transport services.</li> <li>• Proximity and connectivity of walking and cycling links.</li> <li>• Distance to bus stop or train station.</li> </ul>

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Site Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
TK47	+	-	--	--	-	+/-	0	--	-	0	-	++
TB6	+/-	-	+/-	-	+	+/-	0	+	-	+	-	0
TB19	+	-	--	--	--	+/-	-	--	-	++	-	++
TB23	+/-	-	-	-	--	+/-	0	-	-	++	-	0
TB24	+/-	-	--	-	+	+/-	0	--	-	+	-	0
MB12	+/-	-	+/-	-	+	+/-	0	-	++	+	-	0
MB13	+/-	-	-	+	+	+/-	-	+	++	+	-	0
MB15	+/-	-	+/-	+	+	+/-	-	+	++	+	-	0
TC7	-	-	+/-	-	-	+/-	-	+	++	+	-	+
TC22	+/-	-	+/-	-	+	+/-	0	+	++	+	-	+
TC40	+/-	-	+/-	-	+	-	0	+	++	+	-	0
TC45	+/-	-	-	-	-	+/-	-	+	++	0	-	+/-
Site 1	+/-	-	--	-	+	-	0	--	-	+	-	0
Site 2	+/-	0	--	-	-	+/-	0	--	-	+	-	0
Site 3	+	0	-	-	--	+/-	0	--	-	+	-	0
Site 4	+/-	0	--	-	-	+/-	0	--	--	+	-	0
Site 5	+	-	-	-	+	+/-	-	--	--	+	-	0
Site 6	+/-	-	--	-	--	+/-	0	--	--	+	0	0
Site 7	+/-	-	-	-	+	+/-	0	--	-	+	-	0