



Newcastle-under-Lyme
Local Plan

Gypsy and Traveller Site Selection
Report (July 2024)

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1. Introduction

- 1.1.** The Local Plan is to consider site allocations for Gypsies, Travellers and Travelling Showpeople to meet identified developments requirements 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.** The NPPF (December 2023) asks Local Planning Authorities to address the need for housing for different groups in the community, including for Gypsies and Travellers (paragraph 63). Planning Policy for Traveller Sites (PPTS) (December 2023) sets out how Local Authorities should assess the need for Gypsy and Traveller Accommodation. 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.
- 1.3.** Policy A of the PPTS sets out the principles that should be adopted when assembling the evidence base necessary to support the authority's planning approach to traveller sites. The policy emphasises the need for early and effective community engagement to prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan.
- 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.
- 1.5.** The report has been informed by the Gypsy and Traveller Accommodation Assessment (2024 update, ARC4) and the outcomes of the Sustainability Appraisal (LEPUS consulting, 2024) and Habitats Regulations Assessment (LEPUS consulting, 2024) on an iterative and ongoing basis.

2. Overall requirements

- 2.1.** The 2021 Census identified a population of 70 people who identified as 'White: Gypsy or Irish Traveller' or 'Gypsy/Romany' plus 58 people identifying as 'Roma' living in the borough and an estimate of 30 households where the household reference person identifies as being a Gypsy/Traveller.
- 2.2.** Across Newcastle-under-Lyme there are a total of 2 Gypsy and Traveller sites with 23 pitches (22 occupied and one occupied by a non-Gypsy Traveller) broken down further as:
- 1 housing association site, 19 pitches (18 occupied by 17 Gypsy and Traveller households which includes one household occupying two pitches and 1 non-Gypsy Traveller, 0 vacant).
 - 1 private authorised site, 4 pitches (4 occupied by 9 households, 0 vacant).
 - There is one Travelling Showperson's yard in the borough (accommodating 3 households).
- 2.3.** The 2024 Gypsy and Traveller Accommodation Assessment ("GTAA") provides a position on overall needs for pitches / plots in the borough. The GTAA identified a residual need for 5 permanent Gypsy and Traveller pitches 2020/21 to 2039/40.
- 2.4.** Since the completion of the GTAA, there is a site with personal planning permission for 1 pitch at land opposite Wynbrook, Wereton Road, Audley (22/00979/FUL).
- 2.5.** There is a site with temporary and personal planning permission for 1 pitch at a site at Store Garages, 1 and 2 Station Road, Newchapel (19/01021/FUL).
- 2.6.** There is also a site at Boggs Cottages, Keele Road, which was granted personal planning permission for 1 pitch at appeal subject to a number of conditions that need to be complied with. This conditions discharge information relates to drainage details, provisions for facilities for water and sewerage, provision of parking spaces and details of a scheme to restore the land to its condition before the development took place. The information was submitted and further to comments from Severn Trent Water, the drainage condition has been refused. Enforcement action is being considered on the site.
- 2.7.** For Transit provision, the GTAA (based on unauthorised encampment activity) recommends that the Council develop a negotiated stopping policy and approach.
- 2.8.** There is one Travelling Showperson's Yard in the Borough (accommodating 3 households). The GTAA identified the need for 5 additional Travelling Showpeople Plots based on need arising from newly forming households.

3. Site and Pitch Size

- 3.1.** 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.
- 3.2.** 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.

4. Site Selection Process

4.1. 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.

Table 1: Site Selection Process (Stages)

Stage	Comments
1) Establishing a 'pool of sites' through call for sites and a review of sites owned by the Borough Council and Staffordshire County Council.	This stage has considered sites submitted to the Council through various call for site stages through the Plan making process, including at Issues and Strategic Options and First Draft Local Plan consultation stages. This included looking at sites in the Council's and County Council ownership.
2) Investigating current Gypsy and Traveller / Travelling Showperson sites	This stage looked at the outcomes of the GTAA and other sources to determine whether a site could be extended or reconfigured to allow for more pitches (for Gypsy and Travellers) or plots (for Travelling Showpeople).
3) Site assessment including consideration of outcomes of Sustainability Appraisal	Site appraisal of individual sites.
4) Evaluation and recommendations	Final site selection.

5. Stage 1: Establishing a pool of sites through call for sites / review of Council owned land.

5.1. There were a number of 'call for site' opportunities since the start of the Plan making process in 2021, including during the consultation on the Issues and Strategic Options consultation (01 November 2021 – 24 January 2022) and the First Draft Local Plan (19 June 2023 – 24 August 2023). The opportunity to submit sites to the borough council has been open for a number of years during the preparation of the Local Plan.

5.2. There was one site submitted to the call for sites process and this is site G&T 3 'Paddocks off Wereton Road, Audley'. This site has been assessed as site 3 through this site selection report. However, this site now has personal planning permission for a single pitch.

5.3. The Council asked Staffordshire County Council if there were any parcels of land that they considered available for inclusion in the site selection report. No sites were identified as available for inclusion in the study. A similar exercise was undertaken in respect of land owned by the borough council which has identified sites for consideration through this report. The following sites have been identified: -

- Site 1 – Land off A34, Talke (near Shell Garage Bradwell)
- Site 2 – Land at Loomer Road
- Site 4 – land off Parkhouse Industrial Estate
- Site 5 – Land at Whitmore Road, Westlands
- Site 6 – Land at Birchenwood Way, Kidsgrove
- Site 8 – Land west of Silverdale Business Park
- Site 9 – Silverdale Road Site (adjacent to Rowan Court)
- Site 10 – Silverdale Road Site (opposite Ironbridge Drive)

6. Stage 2: Investigating current Gypsy and Traveller Sites

6.1. The site selection process has also looked at existing sites in the borough and concluded the following (see Table 2 below)

Table 2: consideration of existing sites

Name	Location	Current pitch numbers	Potential for expansion/reconfiguration?
Station Road (Site 7)	Site at Station Road, Newchapel	1	Temporary permission granted for 1 pitch only. Following appraisal through this report. This site cannot currently be made permanent, expanded or reconfigured (see Site 7 site assessment in this report).
Blackbrook	Site of Newcastle Road, Baldwin's Gate	4	The site has not been promoted to the Council as a site to consider further in this study. The current position is that the site is not able to be expanded.
Cemetery Road	Site at Cemetery Road, Silverdale	19	The site has not been promoted to the Council as a site to consider further in this study. The current position is that the site is not able to be expanded.
Boggs Cottage	Site at Boggs Cottages, Keele Road, Keele	1	Specified by the inspector, via appeal, to have 1 static/park home unit and 1 touring caravan on the site only. Not all the conditions have been discharged on the site. Please refer to section 2 of this report for further details.
Land at Hardingswood Road	Land at Hardingswood Road, Kidsgrove	3 Plots	The site has a number of Plots for Travelling Showpeople. This site is included as site 11 through this assessment.

7. Stages 3&4 – site assessment and evaluation

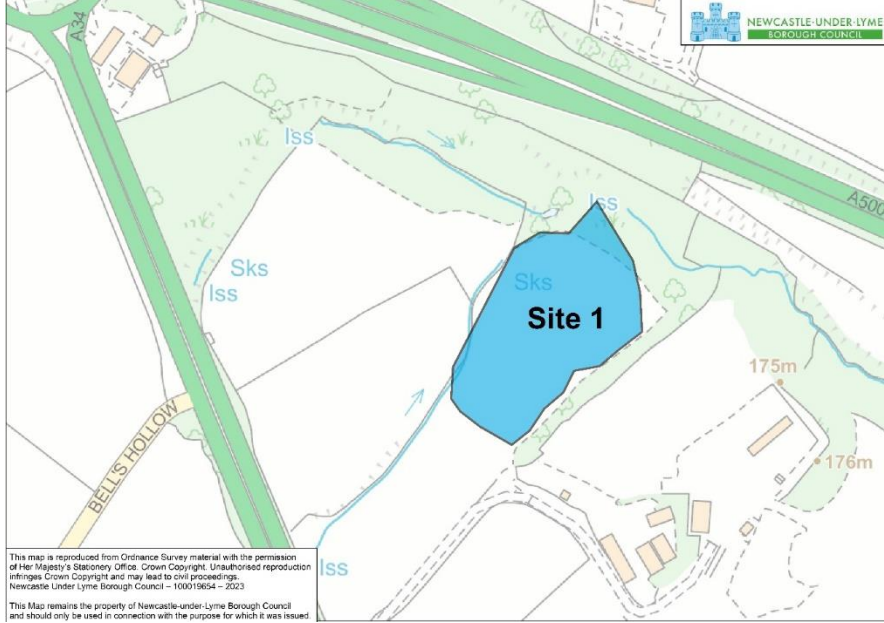
7.1. Following the stages outlined above, the sites listed below have been identified for further assessment: -

- Site 1 – Land off A34, Talke (near Shell Garage Bradwell)
- Site 2 – Land at Loomer Road
- Site 3 – Paddocks off Wereton Road, Audley
- Site 4 – land off Parkhouse Industrial Estate
- Site 5 – Land at Whitmore Road, Westlands
- Site 6 – Land at Birchenwood Way, Kidsgrove
- Site 7 – Station Road, Newchapel
- Site 8 – Land west of Silverdale Business Park

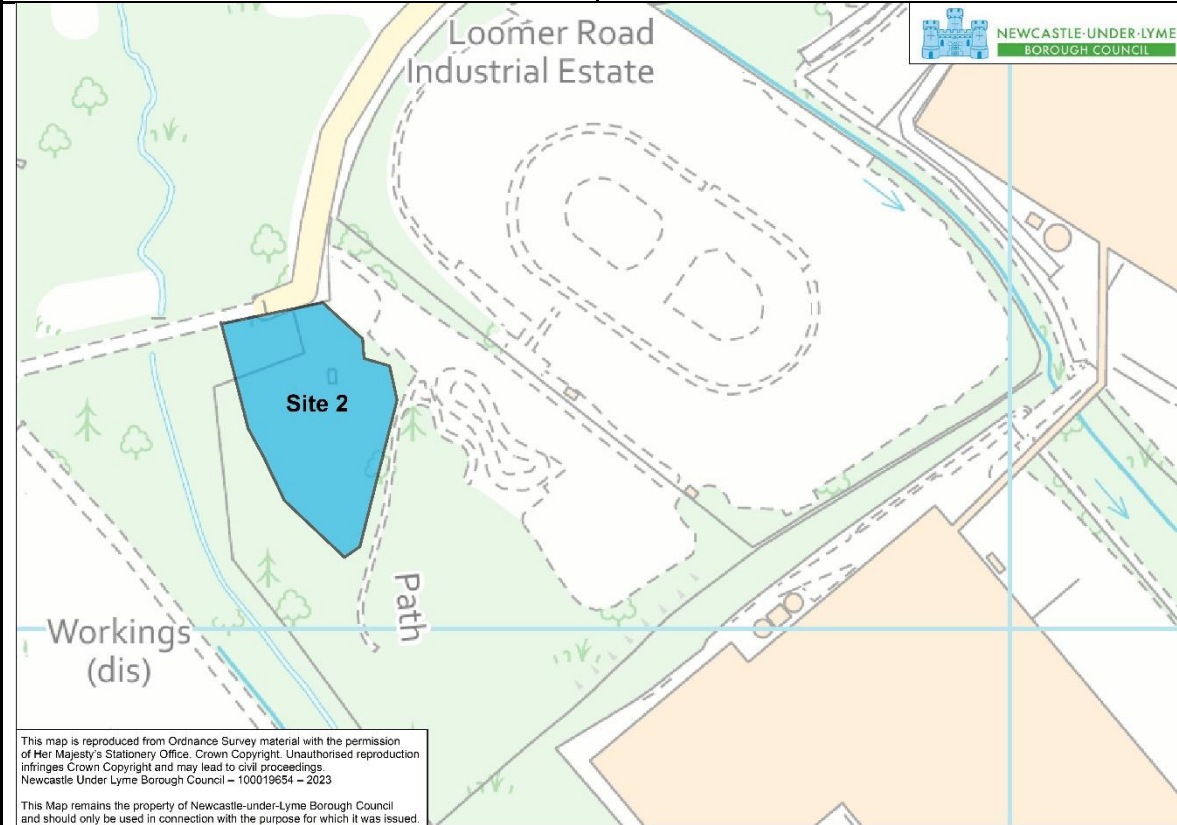
- Site 9 – Silverdale Road Site (adjacent to Rowan Court)
- Site 10 – Silverdale Road Site (opposite Ironbridge Drive)
- Site 11 – Hardingswood Road, Kidsgrove

7.2. The following section represents the site assessment and evaluation stage of the site selection process.

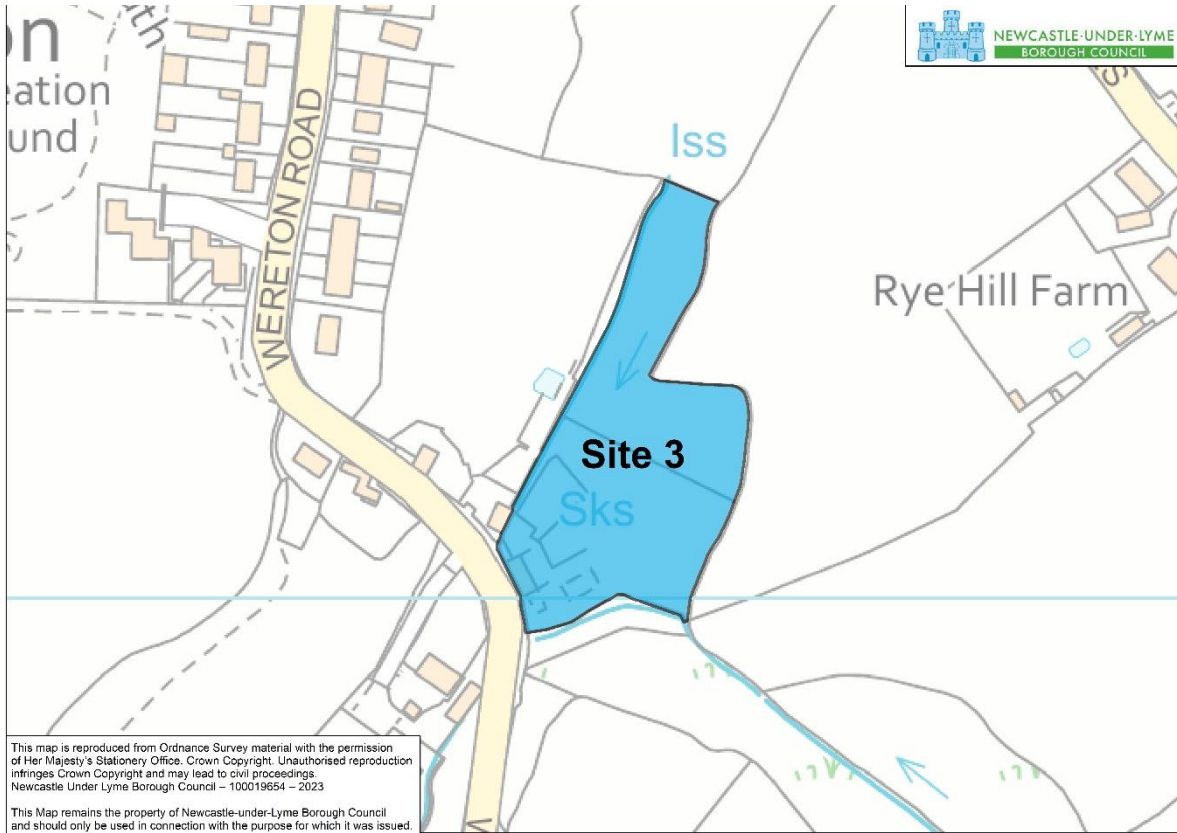
7.3. Site 1 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Land off A34, Talke (near Shell Garage, Bradwell)</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 1.404 hectares • Developable area: 1.193 hectares
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<p>Overview:</p> <p>This is a site in the Council's ownership, located close to the Talke roundabout between the A500 and A34. The site is a greenfield site and in the Green Belt. The site is heavily wooded, and access is 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. There is potentially some surface water flood risk on the site. The site is in a coal development high risk area and a mineral safeguarding area. 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. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on air, biodiversity, flora and fauna, health and wellbeing, transport and accessibility and landscape objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, flooding and equality objectives. The site is non-preferred as it is a site in the Green Belt and there are site specific access, amenity and associated constraints which would limit the site suitability for allocation in the Local Plan.</p>	

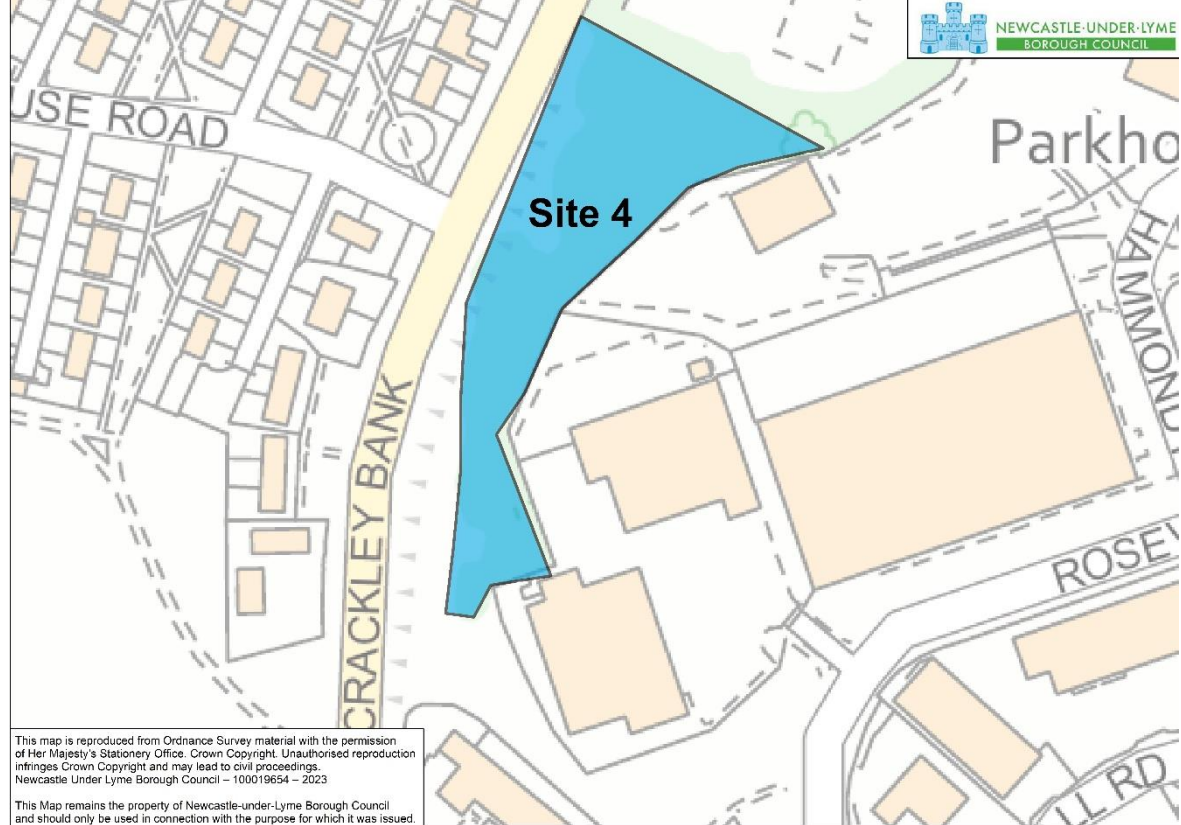
7.4. Site 2 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Land at Loomer Road</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 0.587 hectares • Developable area: 0.499 hectares
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<p>Overview:</p> <p>The site is in the Council's ownership and is located to the southeast of Loomer Industrial Estate and Lymedale Business Park. The site is a greenfield site and part of the site is in the Green Belt. The site sits directly below a car park for the racing track above the site. The site is identified in the Open Space Strategy as a High Quality / High Value area of open space. This site has access to public transport (bus stop) within 800m. There is potentially some surface water flood risk on the site. The site is in a coal authority risk area and a mineral safeguarding area. Access is currently constrained as the site is heavily wooded; improvements would be required with the creation of a through road from Loomer Road. Access to facilities and services would also be an issue alongside the site being able to support services, including waste and electricity etc. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on biodiversity, flora and fauna, health and wellbeing, transport and accessibility and landscape objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, flooding and equality objectives. The site is non-preferred as it is a site in the Green Belt and there are site specific access, amenity and associated constraints which would limit the site suitability for allocation in the Local Plan.</p>	

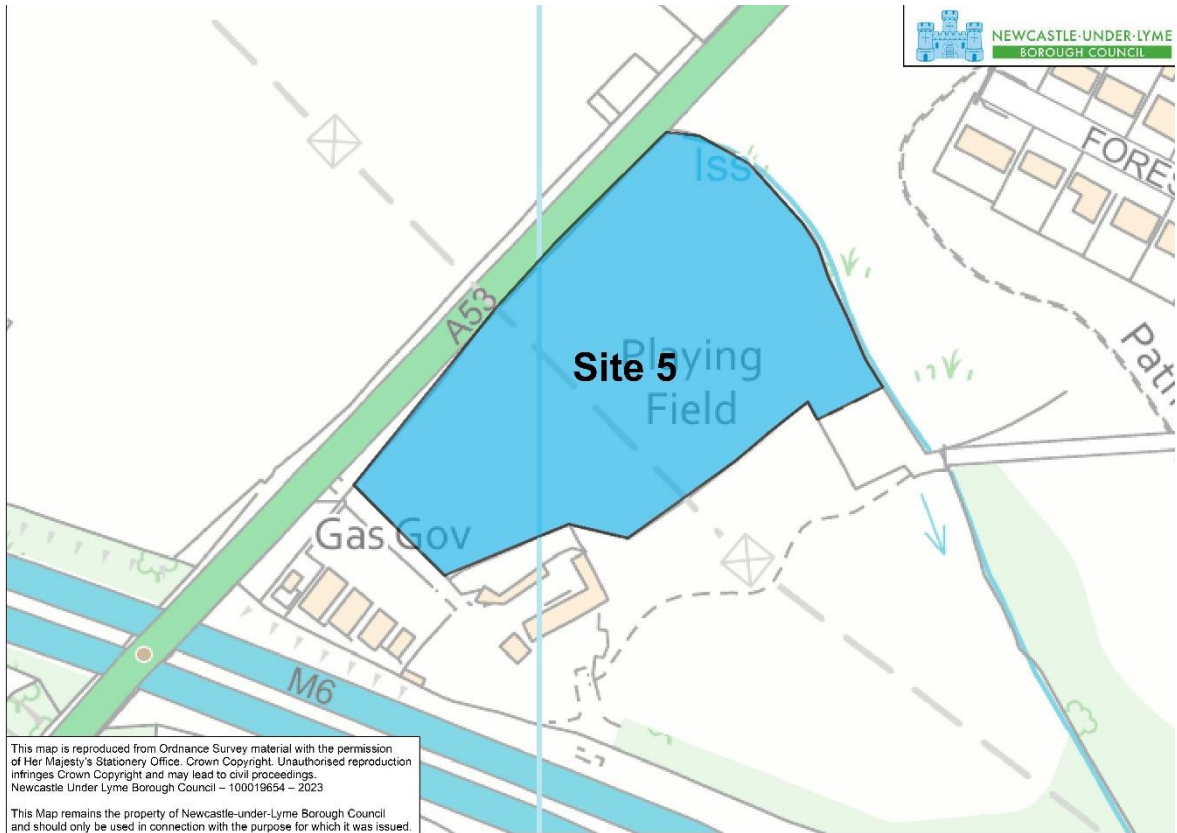
7.5. Site 3 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Paddocks off Wereton Road, Audley</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 0.791 hectares • Developable area: 0.672 hectares
 <p>The map shows Site 3 as a blue-shaded area located off Wereton Road. To the west is a residential area with buildings and a road labeled 'WERETON ROAD'. To the east is 'Rye Hill Farm'. The site is bounded by 'Iss' to the north and 'Sks' to the south. A blue line representing a watercourse or boundary runs through the site. A logo for 'NEWCASTLE-UNDER-LYME BOROUGH COUNCIL' is in the top right corner. A small text box in the bottom left corner contains the following text:</p> <p>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>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>	
<p>Overview:</p> <p>This is a privately owned site. The site has personal planning permission for a single pitch and so has been removed from the site selection process on that basis (planning reference 22/00979/FUL)</p>	

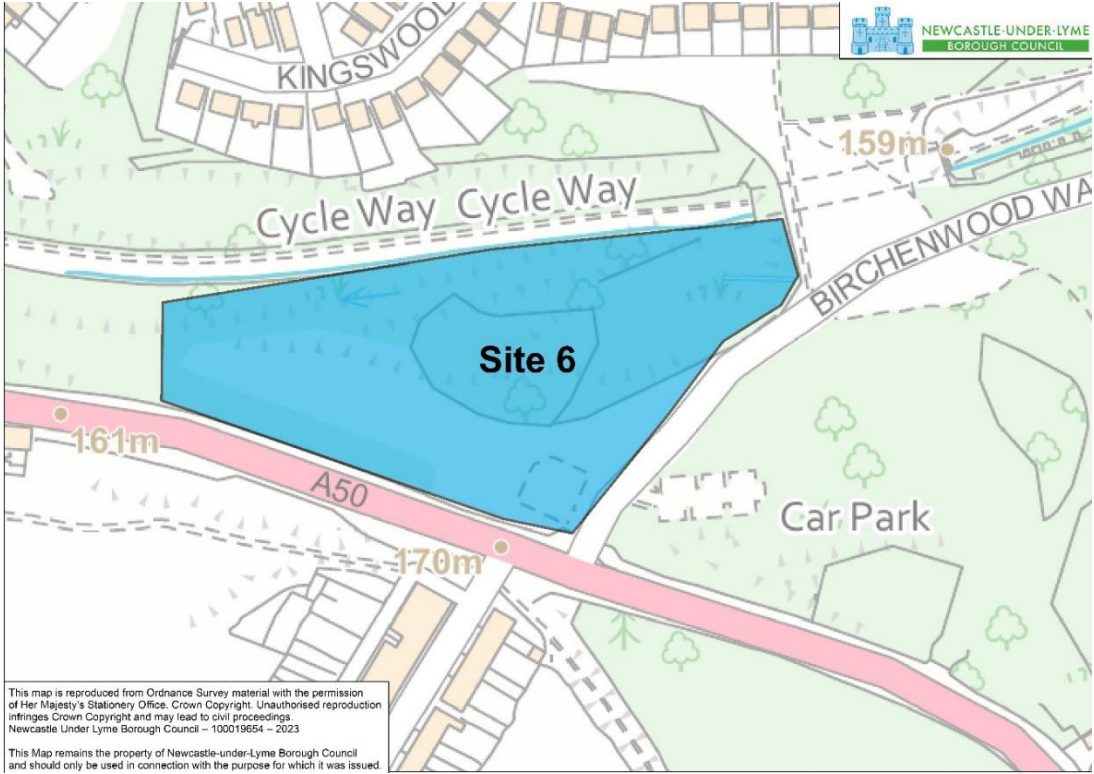
7.6. Site 4 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Land off Parkhouse Industrial Estate (West)</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 0.559 hectares • Developable area: 0.475 hectares
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<p>Overview:</p> <p>This is a 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 some services and facilities. It also within proximity of employment opportunities from Parkhouse Industrial Estate. The proximity to employment sites may present some amenity issues. 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 an irregular shape. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on biodiversity, flora and fauna and health and wellbeing objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, flooding, equality and transport and accessibility objectives. The site is non-preferred as it is an area of open space and there are site specific access, amenity and associated constraints which would limit the site suitability for allocation in the Local Plan.</p>	

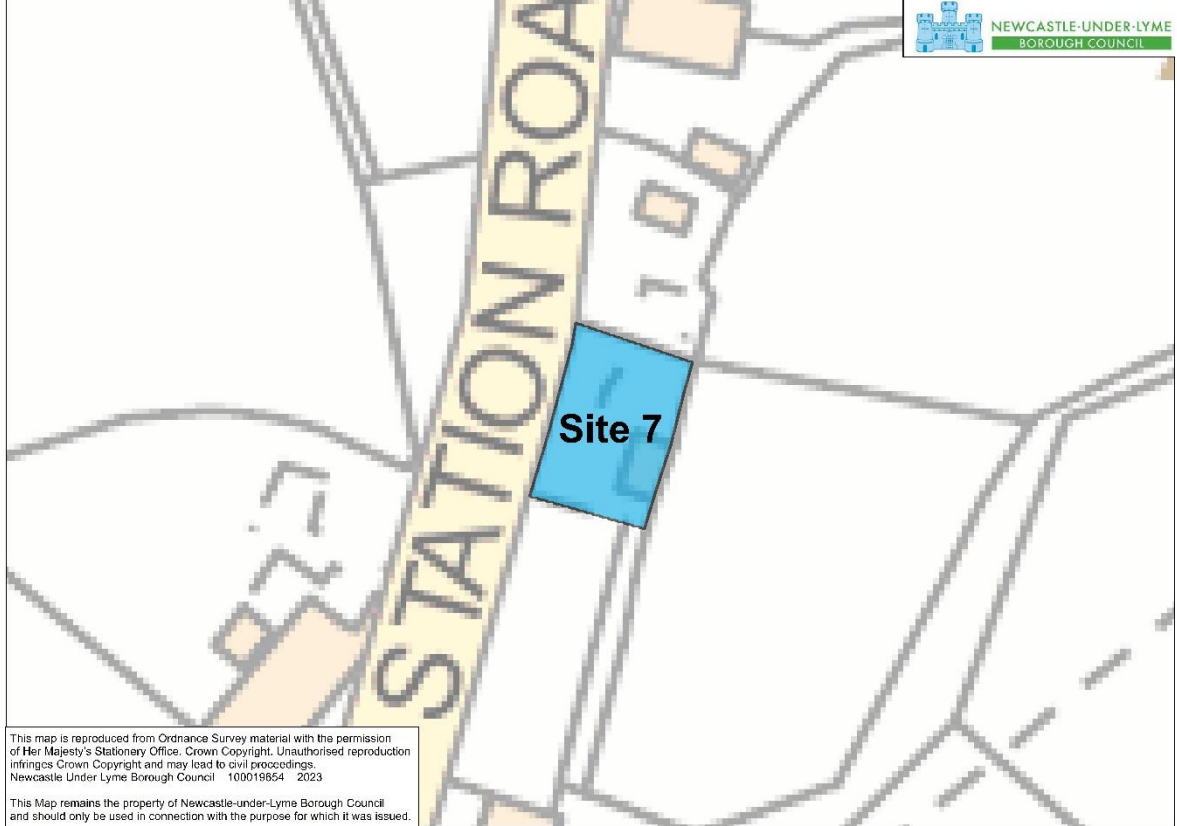
7.7. Site 5 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Land at Whitmore Road</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 1.649 hectares • Developable area: 1.402 hectares
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<p>Overview:</p> <p>This is a Council owned site. It is a greenfield site and in the Green Belt. The site is located between the A53 and M6, and close to Seabridge residential area. It is within 800m of public transport (bus stop). The site is a greenfield site in the Green Belt. The site is also an area 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. 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. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on Air, biodiversity, flora and fauna, health and wellbeing, landscape, natural resources and waste, transport and accessibility objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of flooding and equality objectives. The site is non-preferred as it is an area of open space, in the Green Belt, and there are site specific access, amenity and associated constraints which would limit the site suitability for allocation in the Local Plan.</p>	


7.8. Site 6 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Birchenwood way</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 1.866 hectares • Developable area: 1.586 hectares
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<p>Overview:</p> <p>This is a site in the Council's ownership, situated along Birchenwood way and the A50. It is also identified as High Quality / High Value Open Space. The site contains Birchenwood play area. There are potential surface water flood risk issues on the site. 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). The site is in a coal authority high risk area and a mineral safeguard area. Access to the site can be gained via Birchenwood Way. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on air, biodiversity, flora and fauna, natural resources and waste, health and wellbeing objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of flooding, landscape, equality and transport and accessibility objectives. The site is currently non-preferred due to impacts upon and the loss of High Quality / High Value Open Space in that location and potential surface water flooding impacts.</p>	

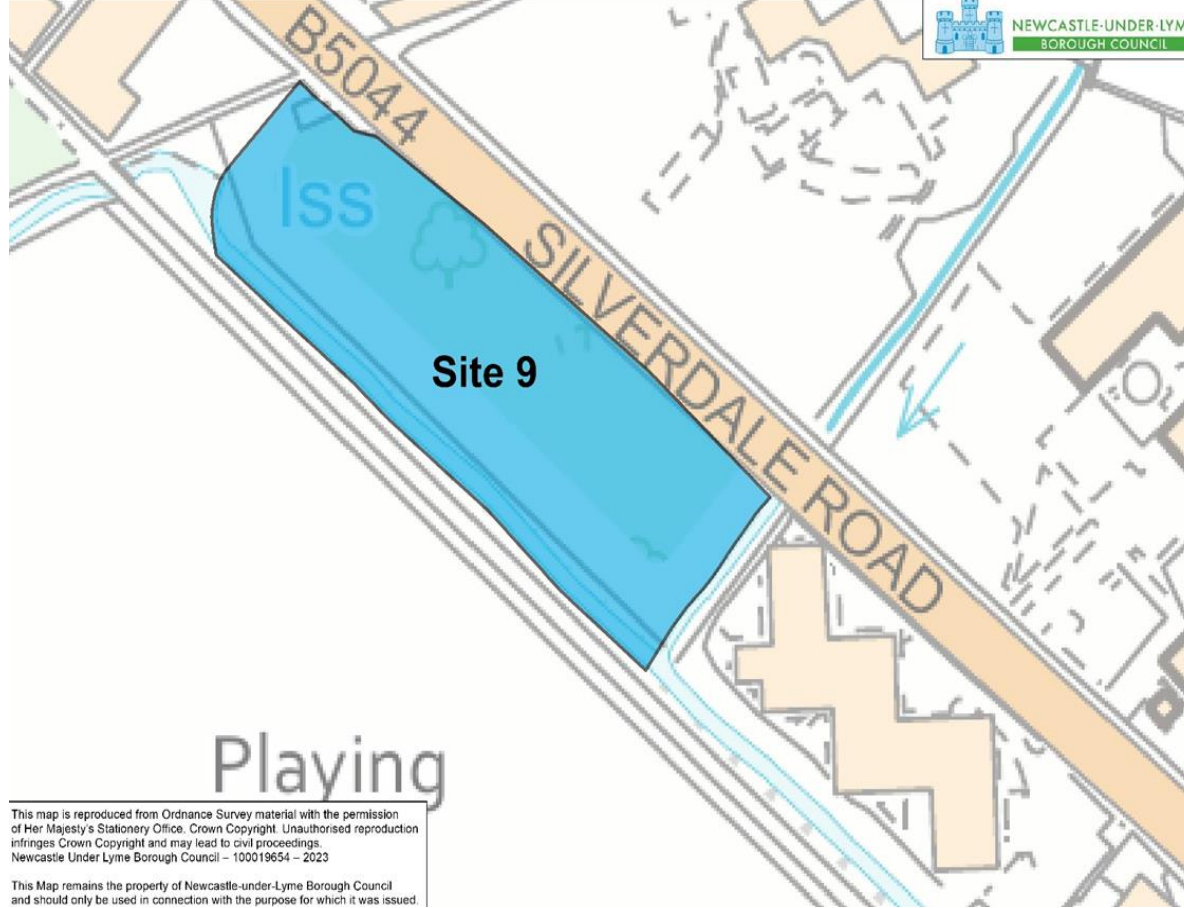
7.9. Site 7 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

Location: Station Road, Newchapel	<ul style="list-style-type: none"> • Brownfield / Greenfield: Mixed • Area: 0.025 hectares • Developable area: 0.024 hectares
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<p>Overview:</p> <p>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 one pitch. The site is a mix of greenfield and brownfield, as there are two garages. The site is in the Green Belt. 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. The site is in a mineral safeguard area. Access to the site can be gained via Station Road. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on air, health and wellbeing, transport and accessibility and landscape objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, flooding and equality objectives. The site is currently non-preferred. The site has temporary planning permission for one pitch but is not considered suitable for allocation / intensification of use given the site is in the Green Belt.</p>	


Site 8 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Land west of Silverdale Business Park, Silverdale</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 1.247 hectares • Developable area: 1.06 hectares
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<p>Overview:</p> <p>This is a Council owned site, located close to Silverdale Business Park and to the west of the already established Gypsy and Traveller site along Cemetery Road. The site is identified as Low Value / High Quality in the Council's Open Space Strategy. The site is close to a range of amenities including a bus stop, convenience store, post office, GP, and community centre within 1600m and Silverdale Primary School within 400m. Part of the site is in the coal development low risk area and mineral safeguard area. The site is wooded, in parts and has access constraints as entry can only be gained through Park Road. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues natural resources and waste, health and wellbeing and transport and accessibility objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of flooding, landscape, health and wellbeing and equality objectives. The site is proposed as an allocation in the Local Plan for five pitches.</p>	

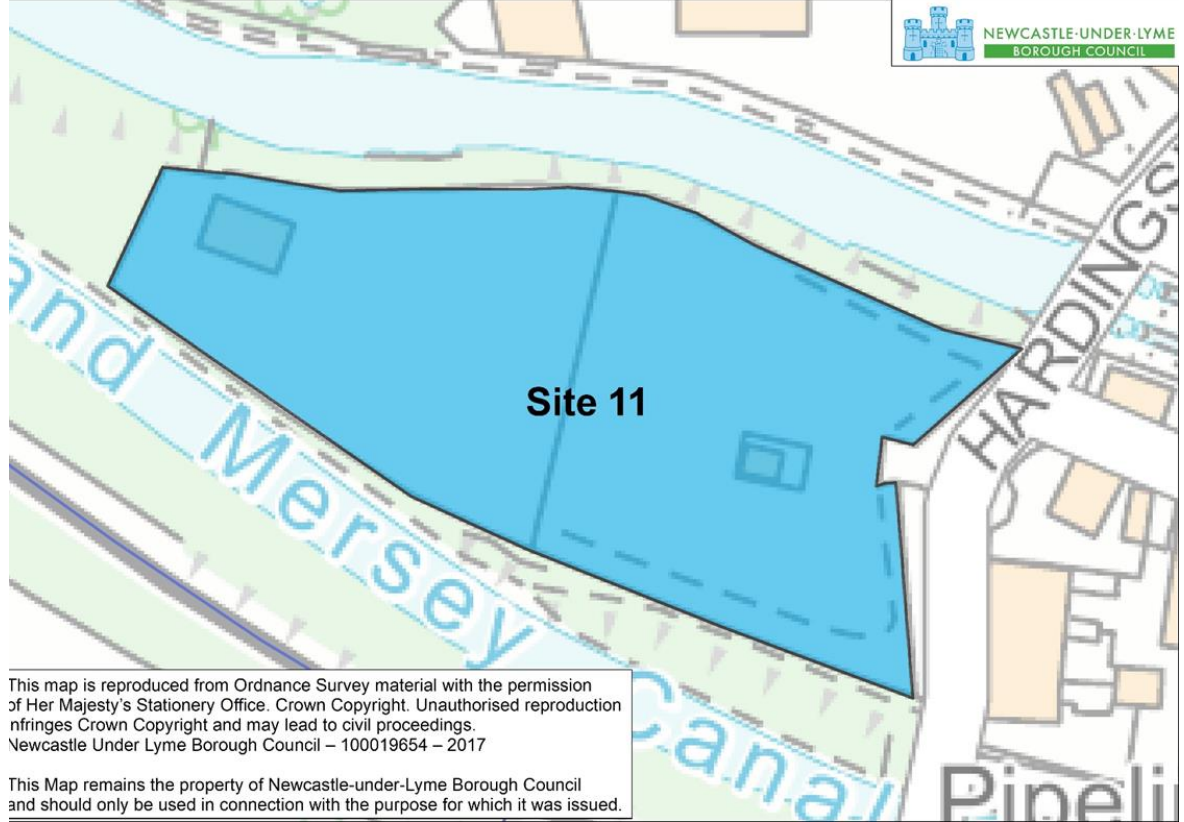
- 7.10.** Site 9 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Silverdale Road Site (Adjacent to Rowan Court)</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 0.573 hectares • Developable area: 0.487 hectares
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<p>Overview:</p> <p>This is a Newcastle-under-Lyme Borough Council owned site, located in the Town ward and within 800m of Newcastle Town Centre. Western boundary of site is designated Low Value/Low Quality Open Space. The site has access to a range of services and facilities including a GP, Post Office, Primary School, Secondary School and Convenience Store within 800m. Access can be gained via Silverdale Road. The site is in flood zones 2 & 3. There are surface water flood risk impacts on the site. The site is in a mineral safeguard area. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on biodiversity, flora and fauna and transport and accessibility objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, landscape and equality objectives. The site is currently non-preferred due to impacts upon open space and also potential flooding impacts on the site.</p>	

- 7.11.** Site 10 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Silverdale Road Site (opposite Ironbridge Drive)</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Greenfield • Area: 0.754 hectares • Developable area: 0.641 hectares
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<p>Overview:</p> <p>This is a Council owned site, located in Thistleberry, less than 1600m from Newcastle Town Centre. It is designated Low Quality/ Low Value Open Space within the Open Space Strategy. The site has access to a range of services and facilities including a GP, Primary School, Secondary School, and Convenience Store within 800m. Access can be gained via Silverdale Road. Part of the site is in flood risk zones 2&3. There is potentially some surface water flood risk on the site. There are areas of coal development risk areas on the site and mineral safeguard area. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on biodiversity, flora and fauna, natural resources and waste, health and wellbeing and transport and accessibility objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of landscape and equality objectives. The site is currently non-preferred due to impacts upon open space and also potential flooding impacts on the site.</p>	

- 7.12.** Site 11 – the following is a summary of the site assessment outcomes for the site. Further analysis is presented in Appendix 1.

<p>Location: Hardingswood Road, Kidsgrove</p>	<ul style="list-style-type: none"> • Brownfield / Greenfield: Brownfield • Area: 0.818 hectares • Developable area: 0.7 hectares
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<p>Overview:</p> <p>This is a privately owned site. It is within 800m of Kidsgrove Town centre, a GP, post office, primary and secondary schools, and Kidsgrove train station. It is also within 400m of a supermarket and several bus stops. The site is situated in Harding's Wood Conservation area and a number of Listed Buildings are in close proximity. There is potentially some surface water flood risk on the site. Part of the site is in the coal authority risk area and mineral safeguard area. It is an existing site for Travelling Showpeople. The site has been assessed in the Sustainability Appraisal (table N.15, and appendix H) which has identified particular issues on air and health and wellbeing objectives. The Sustainability Appraisal site assessment also identifies some positives for the site in respect of natural resources and waste, landscape, equality and transport and accessibility objectives. The site is considered suitable for allocation in the Local Plan.</p>	

8. Conclusion

- 8.1.** The Council has undertaken a site selection process and has identified two site options Option 11 (Land at Hardingswood Road) and Option 8 (Land at Silverdale Business Park). Alongside commitments and completions, this is considered sufficient to satisfactorily address needs set out in the Gypsy and Traveller Accommodation Assessment.
- 8.2.** 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.
- 8.3.** The choice of sites as proposed allocations has been a difficult exercise. The pool of sites that the council has assessed generally do not perform well overall in terms of their suitability. By not making provision, accommodation needs will not be satisfactorily addressed, and it is likely that the unsatisfactory situation of temporary permissions being granted (and renewed) would continue to be how additional accommodation is provided. This is not in the interests of Traveller families or settled communities. The council recognises the importance of addressing the accommodation needs of Gypsies and Travellers and Travelling Showpeople. The making of allocations through the Local Plan is a significant step forward in addressing these needs through the statutory development plan. Given the way in which sites perform overall, the decisions as to which sites to allocate or not allocate have also been quite challenging overall. The decisions have involved planning judgement, considering relevant planning factors. These are justified through this report.

Appendix 1 – Site assessment table

The Gypsy and Traveller / Travelling Showperson sites were subject to the same assessment as SHELAA sites.

Site Details			
Site reference: Site 1			
Site Address: Site off A34, Talke (Near Shell Garage)		Ward: Bradwell	
Deliverable: N/A	Developable: N/A	Greenfield/Brownfield: Greenfield	
Landowner: NULBC	Site Use: Not in use	Gross Site Area (Ha): 1.404	
Density Applied: N/A	Developable Area Applied: 85%	Developable Area (Ha): 1.19	
Estimated Potential Capacity: N/A		Site Gross Capacity: NA	
Delivery Period (0-5 years): N/A	Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): NA	
Call for Site: No			
Summary Comments			
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0

Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Non-Agricultural		Landscape Character: South Kidsgrove Coalfields Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1/1000		Flood Zone 2: No	Flood Zone 3: No
FZ2 (% within): 0		FZ3 (% within): 0	FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 86.2	Coal development Low Risk Area (% within): 13.8	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: Site 2			
Site Address: Land at Loomer Road		Ward: Holditch & Chesterton	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Landowner: NULBC	Site Use: Not in use		Gross Site Area (Ha): 0.587
Density Applied: N/A	Developable Area Applied: 80%		Developable Area (Ha): 0.499
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A	Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A	
Call for Site: No			
Summary Comments			
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: High Quality/High Value	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: More Constrained	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Coalfield farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 3.7	Coal development Low Risk Area (% within): 96.3	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: Site 3			
Site Address: Paddock off of Wereton Road		Ward: Audley	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Landowner: Private	Site Use: Paddock		Gross Site Area (Ha): 0.79
Density Applied: N/A	Developable Area Applied: 80%		Developable Area (Ha): 0.67
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? Yes		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Potential – Less constrained	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Coalfield Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: 0

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): 0	Coal development Low Risk Area (% within): 100	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: Yes	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store:	Supermarket:	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 4			
Site Address: Land off Parkhouse Industrial Estate		Ward: Holditch & Chesterton	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Landowner: NULBC	Site Use: Open space		Gross Site Area (Ha): 0.559
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 0.475
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: Low Quality/ Low Value	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: 0
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): 0	Coal development Low Risk Area (% within): 100	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: Yes		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 5			
Site Address: Land at Whitmore Road		Ward: Westlands	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Land Owner: NULBC	Site Use: Open space		Gross Site Area (Ha): 1.649
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 1.402
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Yes	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: High Quality/ High Value	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Potential (Less constrained)	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Ancient Redland Farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): 0	Coal development Low Risk Area (% within): 100	
Mineral Safeguard Area: No		Adverse Topography: No	
Accessibility			
Constrained Access: Yes		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 6			
Site Address: Birchenwood Way		Ward: Kidsgrove	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Land Owner: NULBC	Site Use: Play Area		Gross Site Area (Ha): 1.866
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 1.586
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: High Quality / High Value Open Space	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 100	Coal development Low Risk Area (% within): 0	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: <1600m

Site Details			
Site reference: Site 7			
Site Address: Station Road		Ward: Newchapel & Mow Cop	
Deliverable: N/A	Developable: N/A		Greenfield/Brownfield: Mixed
Land Owner: Private	Site Use: Temporary Gypsy/ Traveller pitch		Gross Site Area (Ha): 0.025
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 0.024
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Coalfield farmlands	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No

Physical Environment			
Surface Water Flood Risk: 0		Flood Zone 2: No	Flood Zone 3: No
FZ2 (% within): 0		FZ3 (% within): 0	FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No		Coal development High Risk Area (% within): 0	Coal development Low Risk Area (% within): 100
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <800m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 8			
Site Address: Land at Silverdale Business Park		Ward: Silverdale	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Greenfield
Land Owner: NULBC	Site Use: Open Space		Gross Site Area (Ha): 1.247
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 1.06
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: Low Value/ High Quality	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: No	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 0.16	Coal development Low Risk Area (% within): 99.84	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: Yes		Public Right of Way: Yes	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 9			
Site Address: Silverdale Road Site (Adjacent to Rowan Court)		Ward: Town	
Deliverable: N/A	Developable: N/A	Greenfield/ Brownfield: Greenfield	
Land Owner: NULBC	Site Use: Open space	Gross Site Area (Ha): 0.573	
Density Applied: N/A	Developable Area Applied: 85%	Developable Area (Ha): 0.487	
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A	Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A	
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: No	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes	Flood Zone 3: Yes	
FZ2 (% within): 100	FZ3 (% within): 100	FZ3b (% within): 100	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): 0	Coal development Low Risk Area (% within): 100	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	College: <400m	Town Centre: <800m
Convenience Store: <800m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 10			
Site Address: Silverdale Road Site (opposite Ironbridge Drive)		Ward: Thistleberry	
Deliverable: N/A	Developable: N/A	Greenfield/ Brownfield: Greenfield	
Landowner: NULBC	Site Use: Open space	Gross Site Area (Ha): 0.754Ha	
Density Applied: N/A	Developable Area Applied: 85%	Developable Area (Ha): 0.641	
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A	Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A	
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: Low Quality/ Low Value	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: 0	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: No	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: No	Number of Conservation Areas within 150m: 0	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes	Flood Zone 3: Yes	
FZ2 (% within): 4.7	FZ3 (% within): 3.4	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 7.03	Coal development Low Risk Area (% within): 92.97	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <800m	College: <800m	Town Centre: <1600m
Convenience Store: <800m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: Site 11			
Site Address: Hardingswood Road		Ward: Kidsgrove	
Deliverable: N/A	Developable: N/A		Greenfield/ Brownfield: Brownfield
Landowner: Private	Site Use: Gypsy/ Traveller plots		Gross Site Area (Ha): 0.818
Density Applied: N/A	Developable Area Applied: 85%		Developable Area (Ha): 0.7
Estimated Potential Capacity: N/A		Site Gross Capacity: N/A	
Delivery Period (0-5 years): N/A		Delivery Period (6-10 years): N/A	Delivery Period (11-15 years): N/A
Call for Site: No			
Summary Comments			
Availability: Available		Achievable: Yes	Viable: Yes
Does the site have planning permission for housing? No		Does the site have planning permission for employment? No	
Planning and Sustainability			
Green Belt: No	Green Belt Assessment: N/A	GB Parcel Assessment: No	Assessed by ARUP: No
Playing Pitch Strategy: No		Open Space Strategy: No	
Economic Needs Assessment: No		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve: No	Special Protection Area: No	Special Area of Conservation: No	SSSI: No
RAMSAR Site: No	Biodiversity Alert Site: No	Site of Biological Importance: No	Number of SBIs within 150m: 0
Ancient Woodland: No	Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site: No	
Tree Preservation Order: No	Total TPOs onsite: No	Heavily Wooded: No	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: No	
Heritage			
Listed Building: No	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 4	Local Listing: No

Scheduled Ancient Monument: No	Conservation Area: Hardings Wood	Number of Conservation Areas within 150m: 1	Registered Park and Garden: No
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: No	Flood Zone 3: No	
FZ2 (% within)	FZ3 (% within)	FZ3b (% within)	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: Yes	Coal development High Risk Area (% within): 0.26	Coal development Low Risk Area (% within) 99.74	
Mineral Safeguard Area: Yes		Adverse Topography: No	
Accessibility			
Constrained Access: No		Public Right of Way: No	Rural Site outside development boundary: N/A
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: <800m